

<p>To: City of Windhoek. Customer Care Centre Katutura</p>	<p>Applicant: Paulus Shapwa Erf No: 3161, Protea Street PO Box 95056 Windhoek Cell: 0812189778 0811606980</p>
--	---

**APPLICATION TO ACQUIRE 10 METER PORTION OF ERF R/3831, KHOMASDAL (PUBLIC OPEN SPACE,) FOR CONSOLIDATION WITH ERF 3161 – KHOMASDAL**

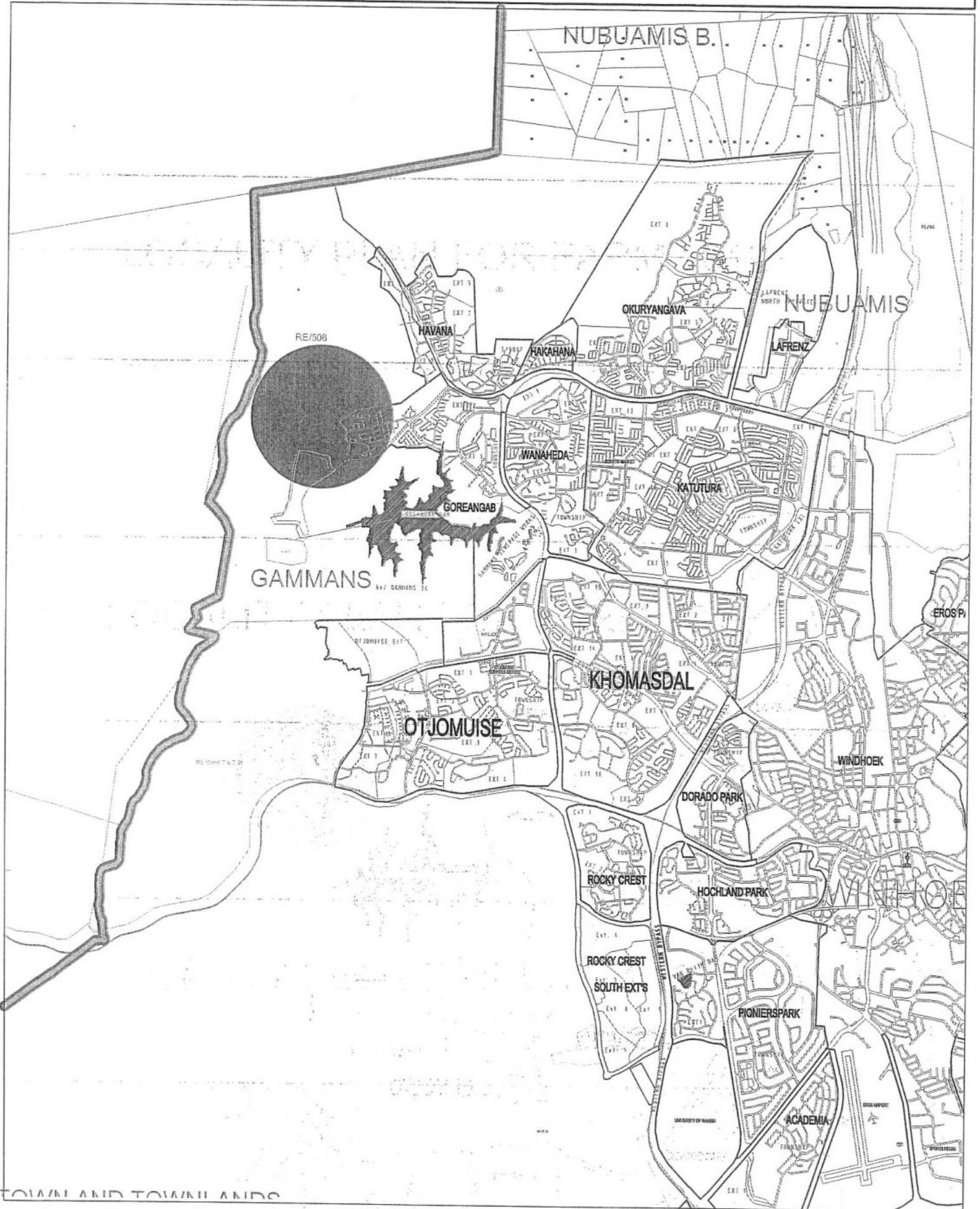
**RE: ADJACENT NEIGHBOR CONSENT**

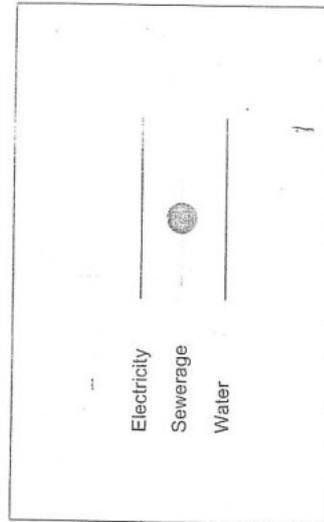
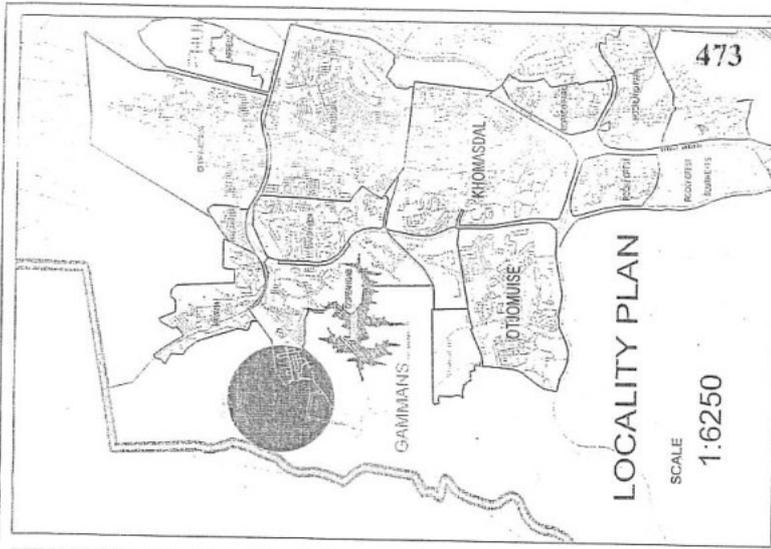
I, Mr. Jannay Cretz ID NO 5012 03-007-9 and owner of 3162 which is adjacent to Erf 3161 is aware of area referred to in this letter above and have seen the map showing such open space, of which a portion is being applied for by the applicant herein above, and AGREE  OBJECT.....(Please mark where applicable and scratch out which not applicable) to this application.

Reason for objection if there is any:.....  
.....  
.....  
.....

Neighbor Signature [Signature]  
Cell 0814878196  
Date 06.02.2020

# LOCALITY PLAN FOR FARM 1012





REV.	DATE	DRAWN	CHECKED	REVISIONS
CARDEX: FILE: NETWORK: data\dall RE_508\Farm 1012\Final\RE_1012 final DESIGNED BY: SYLVANUS CHECKED: KAKERO HUMAN SETTLEMENT: _____ DATE: 2021 DATE: 2021 DATE: _____				
<b>TOWNSHIP ESTABLISHMENT ON RE/ 1012(FARM 1012 IS A PTN OF FARM RE/508)</b>				SCALE <b>1:3000</b>
				REV. <b>Farm 1012</b>

Erf Zoning	No of Erven	Average Erf Size (sqm)
Residential	133	327
General Residential	3	3459
Municipal	3	2631
Private open space	1	17403
Public open Space	5	8636
<b>Total No of Erven</b>	<b>145</b>	





Erf No	Erf Size	Zoning
1	3357	Mun
2	1876	Gen Res
3	2993	Gen Res
4	280	Res
5	277	Res
6	277	Res
7	277	Res
8	277	Res
9	351	Res
10	267	Res
11	385	Res
12	260	Res
13	557	Res
14	329	Res
15	329	Res
16	329	Res
17	329	Res
18	329	Res
19	329	Res
20	302	Res
21	306	Res
22	259	Res
23	260	Res
24	272	Res
25	272	Res
26	272	Res
27	272	Res
28	262	Res
29	313	Res
30	312	Res
31	251	Res
32	251	Res
33	251	Res
34	251	Res
35	251	Res
36	5567	Gen Res
37	496	Res
38	529	Res
39	376	Res
40	456	Res

Erf No	Erf Size	Zoning
41	362	Res
42	449	Res
43	352	Res
44	448	Res
45	329	Res
46	280	Res
47	440	Res
48	491	Res
49	504	Res
50	513	Res
51	521	Res
52	277	Res
53	286	Res
54	286	Res
55	286	Res
56	397	Res
57	287	Res
58	410	Res
59	326	Res
60	321	Res
61	256	Res
62	264	Res
63	270	Res
64	270	Res
65	270	Res
66	313	Res
67	262	Res
68	300	Res
69	534	Res
70	488	Res
71	362	Res
72	304	Res
73	3753	Mun
74	300	Res
75	300	Res
76	300	Res
77	300	Res
78	287	Res
79	287	Res
80	300	Res

Erf No	Erf Size	Zoning
81	300	Res
82	300	Res
83	300	Res
84	783	Res
85	300	Res
86	300	Res
87	300	Res
88	287	Res
89	387	Res
90	300	Res
91	300	Res
92	300	Res
93	394	Res
94	417	Res
95	287	Res
96	286	Res
97	286	Res
98	286	Res
99	324	Res
100	355	Res
101	368	Res
102	369	Res
103	369	Res
104	355	Res
105	351	Res
106	367	Res
107	367	Res
108	367	Res
109	354	Res
110	331	Res
111	328	Res
112	328	Res
113	328	Res
114	311	Res
115	255	Res
116	260	Res
117	260	Res
118	255	Res
119	260	Res
120	344	Res

Erf No	Erf Size	Zoning
121	374	Res
122	368	Res
123	337	Res
124	289	street
125	250	Res
126	287	Res
127	314	Res
128	275	Res
129	292	Res
130	264	Res
131	262	Res
132	277	Res
133	282	Res
134	284	Res
135	272	Res
136	340	Res
137	574	Res
138	644	Res
139	350	Res
140	2576	POS
141	15379	POS
142	2466	POS
143	13163	POS
144	17403	Private Open Space
145	3538	POS



- 2 That Messrs Prison Fellowship Namibia rather consider other areas within Namibia for the proposed project.

~~RESOLUTION 206/07/2003~~

[Municipal Council Minutes: 2003-07-30]

8.3.13

**PWI.1 [PLA] STREET NAME PROPOSALS**  
(16/3/7/1)

On proposal by Councillor Ms E Trepper, it was

**RESOLVED**

That the following street names be approved and be included in the list of street names to be used for future streets in Windhoek:

**Flora of Damaraland**

- 1 Ganas
- 2 Goradab
- 3 Hunis
- 4 Kareb
- 5 Kharos
- 6 Kowas
- 7 Kuib
- 8 Muhato
- 9 Ohama
- 10 Oluhongwe
- 11 Omukuku
- 12 Omumbara
- 13 Omuse
- 14 Omutenga
- 15 Ongarati
- 16 Ozongambo

**Flora of the Namib**

- 17 Anatree
- 18 Commiphora
- 19 Euphorbia
- 20 Gerania
- 21 Hoodia
- 22 Lithops
- 23 Narras
- 24 Salvadora
- 25 Stapelia
- 26 Tamarix
- 27 Welwitschia

**Waterberg Flora**

- 28 Aru
- 29 Epando
- 30 Maerua
- 31 Omuhama
- 32 Omuhoho
- 33 Omupanda
- 34 Oninga

**Small Mammals**

- 1 Anteater
- 2 Badger
- 3 Caracal
- 4 Civet
- 5 Dikdik
- 6 Fox
- 7 Hedgehog
- 8 Lynx
- 9 Mole
- 10 Mongoose
- 11 Otter
- 12 Porcupine
- 13 Squirrel

**Sea Animals of Namibia**

- 1 Angelfish
- 2 Barber
- 3 Catfish
- 4 Crab
- 5 Crayfish
- 6 Dolphin
- 7 Moonfish
- 8 Octopus
- 9 Oyster
- 10 Prawns
- 11 Seal
- 12 Sardine
- 13 Seahorse
- 14 Seal
- 15 Shark
- 16 Tuna
- 17 Urchin
- 18 Whale
- 19 Whitefish

**Names of African Countries**

- 1 South Africa
- 2 Botswana
- 3 Zimbabwe
- 4 Mozambique
- 5 Zambia
- 6 Angola
- 7 Malawi
- 8 Tanzania
- 9 Mauritius
- 10 Madagskar
- 11 Seychelles
- 12 Sudan
- 13 Somalia
- 14 Ethiopia
- 15 Eritrea
- 16 Kenya
- 17 Gabon
- 18 Burkina Faso
- 19 Cameroon
- 20 Ghana
- 21 Ivory Coast
- 22 Gambia
- 23 Mali
- 24 Senegal
- 25 Mauritania
- 26 Morocco
- 27 Algeria
- 28 Western Sahara
- 29 Tunisia
- 30 Libya
- 31 Egypt
- 32 Guinea
- 33 Liberia
- 34 Cape Verde

**Names of African Capitals**

- 35 Maputo
- 36 Mogadishu
- 37 Khartoum
- 38 Abuja
- 39 Dakar
- 40 Algiers
- 41 Brazzaville

RESOLUTION 207/07/2003

---

## **1. Department of Urban and Transport Planning**

### **1.1 Roads and traffic flow**

This Division has no objection to the proposed Township Establishment on Farm RE/ 1012 (Farm 1029 is a PTN of Farm RE/508); provided:

- That no direct erf access will be allowed from Matshitshi Street.
- Concern is expressed regarding the alignment and continuity of the shown arterial road network along the outskirts of the proposed Township, which were not approved to date. The hierarchy of those roads would equally need verification.
- Indication is that the Monte Christo Township planning of the road towards the west is not incorporated, although this might only impact the surrounding arterial roads.

### **1.2 Stormwater Planning and Design**

A storm water investigation was done and the following is reported:

1. Farm RE/1012 is situated approximately 9 kilometres north west of the Windhoek CBD and measures approximately 153 000 m<sup>2</sup> in size. The proposed Farm RE/1012 is currently occupied with informal structures.
2. The Proposed Farm RE/1012 is fairly flat, with a general downward slope from the north towards the south.
3. There is a major stormwater course flowing from the east, flowing from a culvert underneath Green Mountain Dam Road, flowing into a westerly direction across the proposed Farm RE/1012, curving into a south westerly and then southerly direction.
4. There is another major stormwater course flowing from the north east, flowing from a culvert underneath Green Mountain Dam Road, flowing into a south westerly direction across Farm RE/1012 towards the major stormwater course as referred to in item 3 above.
5. There are various other minor stormwater courses forming on Farm RE/1012, flowing into various directions across Farm RE/1012, flowing towards the two major stormwater courses as referred to in items 3 and 4 above.
6. It should be noted that the following Erven of the proposed Farm RE/1012 are affected by stormwater courses: Erven: 155, 156, 157, 158 (all public open spaces) and 159, 154, 45, 44, 43, 134, 133, 132, 131, 130, 9 and 39.

7. Access to the proposed development on Farm RE/1012 is indicated on the layout drawings to be obtained from Green Mountain Dam Road.
8. There are various road reserves proposed on Farm RE/1012, with some road reserves varying from 20.0 m, 15.0 m and 13.0 m wide.
9. It is noted that some road widths indicated on the road layout plan as 15.0 m differ from the 13.0 meter wide road reserve that was actually measured from the Autocad drawing, i.e. in front of Erven: 109 to 115, 108 to 104, 102 to 98, 36 to 35, and 36 to 28, measuring 16.0 m.
10. Panhandle widths for various erven were measured from the proposed layout as 4.0 m, 7.0 m, and 9.0 m respectively.

This Division has no objection to the proposed Township Development on Farm RE/1012, provided:

1. That the applicant appoints a registered professional Engineer to compile a detailed 50-year flood report of the major and other stormwater courses to own cost and risk.
2. That the applicant applies the conditions as stipulated in the detailed 50-year flood report.
3. That the applicant accepts the outcome of the detailed 50-year flood report, and if allowed by the flood report, appoints a registered professional engineer to submit detailed engineering plans as to how the proposed extensions is to be protected against any potential flood damage.
4. That no adjacent or opposite properties be negatively affected by the proposed development along the major and other stormwater courses.
5. That no development be allowed within the 50-year flood level of the major and other stormwater courses.
6. That no development be considered onto or over any stormwater system or structure.
7. That any stormwater crossing be accommodative of at least a 50-year flood.
8. That the applicant through the detailed flood report, verify the extent of public open spaces to accommodate the required stormwater flow.
9. That surface stormwater runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:
  - (1) That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) may be constructed on or over the property or located in such a way that -

- (a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
  - (b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalised) is or can be changed, canalised or impeded.
  - (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.
10. That prior approval must be obtained from the Chief Engineer: Planning, Design & Traffic Flow if the accommodation of the stormwater on the erf is contemplated.
  11. That Engineering drawings on how the stormwater would be accommodated to the satisfaction of the Chief Engineer, Planning, Design & Traffic Flow be submitted for approval simultaneously with the building plans.
  12. That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted prior to the approval thereof.
  13. That no building plan will be approved until the above stormwater conditions are met.
  14. That a condition for the resale of properties be included into the Title Deeds, whereby transfer to a third party only take place with approval of the City of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]
  15. That roads and stormwater be planned, designed and constructed to Municipal detail.
  16. That access be to the satisfaction of the Strategic Executive: Urban and Transport Planning.
  17. That it be recommended that Erven:154, 45, 44, 43, 134, 133, 132, 131, 130, 9 and 39 and any other erven affected by stormwater be sold with relevant stormwater conditions.
  18. That it be recommended that Erf 159, 22, 25, and 26, or at least portions thereof, be considered to be a Public Open Space.
  19. That the road reserve widths that differs from what is indicated on the proposed road layout plan be revised to correspond with what is indicated on the proposed road layout i.e. in front of Erven 109 to 115, 108 to 104, 102 to 98, 36 to 35, and 36 to 28, measuring 16.0 m wide.
  20. That the panhandle widths for all erven where a panhandle is required be no less than the required 4.0 m wide.
  21. That temporary turning circles be provided at all road ends that is scheduled to extent in future.

## **2. Department of Water infrastructure and Technical services**

### **2.1 Engineering Service division**

Water:

The remainder of Farm 1012 falls within the future Augeigas reservoir pressure zone. This portion may be provided with a temporary connection to the Katlo reservoir pressure zone until such time that the Augeigas reservoir is constructed in future. Existing services within the Katlo reservoir pressure zone can therefore be extended to provide water services to the remainder of Farm 1012. The closest existing water services are located in Matshitshi road and Green Mountain Dam Road.

Sewer:

The remainder of Farm 1012 will not be able to connect to the existing sewer system by means of gravitation due to the topography that slopes away from the existing municipal sewer system. One sewer pump station has to be constructed to serve the remainder of Farm 1012. It should be noted that Infrastructure, Bulkwater and Waste-water Division is reluctant to take-over pump stations due to the high maintenance and operational costs.

A bulk sewer line runs through the eastern portion of the remainder of Farm 1012. This sewer line has to be incorporated within the road reserves and public open spaces of the township layout as no bulk lines may run through erven.

It should be noted in order to serve the total extend of Farm 1012 of Farm RE/508 (the Remainder and Portion A) with sewer services a total of three sewer pump stations should be constructed at a cost of approximately N\$ 4.4 million per pump station (incl. VAT; excl. cost for power supply).

## **3. Department of Electricity**

The existing cables following the route of the existing road reserve and will have to be relocated. The relocation of the existing cables, approximately 400m will cost about N\$500,000.00.

Leonard it might be a good idea to consider planning the new 185mm<sup>2</sup> in-feeds to Clan William Dx within the new proposed road reserve, if possible, otherwise the relocation of 800 metres of 185mm need to be done later at an estimated cost of N\$1million.

Another proposal could be to determine the bending coordinates of the cable and register a 3-4 metre servitude over the cables. The cost of land lost due to this can be compared to make a learned decision on the matter.

Furthermore, the dotted lines over PTN A looks like a road reserve. What is it, since an Overhead line servitude of approximately 50metres will be required for the approximately 25 metre high line

Please provide more information on that.

The sites for the miniature substations are indicated on plan attached.

Cost of providing full electrical services amounts to approximately N\$8,500,000.00

Prepared by me  
*A. Sieve*  
CONVEYANCER  
UEITELE SFI



COPY ISSUED—DATE... 2010-06-01  
APPLICATION NO. *KA 245/2010*

CERTIFICATE of Registered TITLE  
No. *T 23 86/2010* Issued in terms of  
Section *43 Act 47/197*  
In respect of *PLP the farm no 508*  
*= 1/326 ha*  
Remainder *2809, 9566 ha*  
**W.T.S. EISEB**  
2010-06-03

T 2008 / 2005

**CERTIFICATE OF CONSOLIDATED TITLE**  
(Issued under Section 40 of the  
Deeds Registries Act, 1937 (No 47 of 1937))

WHEREAS the

**MUNICIPAL COUNCIL OF WINDHOEK**

has applied for the issue to the **MUNICIPAL COUNCIL OF WINDHOEK** of  
a Certificate of Consolidated Title under section 40 of the of the Deeds  
Registries Act, 1937 (Act No. 47 of 1937)

ISSUED FOR INFORMATION ONLY

*rb*  
*se* *l* *W* s.d.

5

And whereas the MUNICIPAL COUNCIL OF WINDHOEK is the registered owner of:

(I) CERTAIN: REMAINDER OF THE FARM GAMMAMS NO. 36

SITUATE: IN THE MUNICIPALITY OF WINDHOEK  
REGISTRATION DIVISION "K"  
KHOMAS REGION

HELD BY GOVERNMENT GRANT NO. 105/1960.

AND

(II) CERTAIN: REMAINDER OF PORTION B OF THE FARM NUBUAMIS NO. 37

SITUATE: IN THE MUNICIPALITY OF WINDHOEK  
REGISTRATION DIVISION "K"  
KHOMAS REGION

HELD BY DEED OF TRANSFER NO. T 3326/1987

REGISTER FOR INFORMATION ONLY

NOWHEREFORE, in pursuance of the provisions of the said Act, I, the Deputy REGISTRAR OF DEEDS at WINDHOEK, do hereby certify that the MUNICIPAL COUNCIL OF WINDHOEK its successors in title or assigns is the Registered owner of:

CERTAIN: FARM NO. 508

SITUATE: IN THE MUNICIPALITY OF WINDHOEK  
REGISTRATION DIVISION "K"  
KHOMAS REGION

IN EXTENT: 2311, 0895 (TWO THREE ONE COMMA NIL EIGHT NINE FIVE) HECTARES AS INDICATED ON THE ANNEXED DIGRAM NO. A343/2002.

A SUBJECT TO THE FOLLOWING CONDITIONS created in Government Grant No. 11/1935 in respect of the portion represented by the figures a B C D E F G H J K L M N P Q R S T U

|

*[Handwritten signatures and initials]*

V W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1  
S1 T1 V1 W1 X1 Y1 Z1 A2 p n m l k j h g f e d c b namely;

- [a] That the land hereby granted shall be subject to the laws for the time being of the Republic of Namibia, respecting minerals, prospecting, mining and all rights and matters incidental thereto.
- [b] That the Administrator may at any time and in any such manner and under such conditions as he may think fit:
  - [i] construct or authorise the construction of dams or reservoirs upon the land hereby granted,
  - [ii] construct or authorise the construction upon, through or under the land hereby granted, of waterfurrows, pipelines, canals and drains, and conduct or authorise the conducting of water therefrom or thereover for the benefit of the public or of any owner or occupier of neighbouring land
  - [iii] construct and work or authorise the construction and working, subject to the provisions of any laws of railways, roads, telegraph and telephone lines on or over the land hereby granted

ISSUED FOR INFORMATION ONLY

and take material from the land hereby granted for the purpose of any such works.

Compensation shall be paid to the grantee for any loss or damage sustained by him by reason of the exercise of the powers aforesaid, provided however, that there shall be set off against the loss or damage caused to the grantee the benefit instant or prospective which he derives or is likely to derive by reason of the construction of the works. In the event of compensation being payable the amount thereof shall be mutually agreed upon or failing such agreement, shall be determined by arbitration.

- [c] That the Administrator may at any time and in any such manner and under such conditions as he may think fit resume for public purposes the whole or any portion of the land hereby granted, subject to the

Handwritten signatures and initials: JEL, S.U.

payment of such compensation as may be agreed upon or in default of agreement as may be determined by arbitration.

- [d] That the land is subject to all reservations, servitudes, obligations, laws and regulations which already exist or may hereafter be established or made by competent authority.
- [e] That all roads, thoroughfares and rights of outspan being or existing on the land hereby granted shall remain free and unencumbered unless the same be cancelled, closed or altered by competent authority.
- [f] That the grantee shall be required to grant any adjacent or neighbouring proprietor a way or road of necessity over the land hereby granted to or from the land of such adjacent or neighbouring proprietor.
- [g] That the owner shall be liable for the prompt payment of such land taxes as are payable according to law.

**B FURTHER SUBJECT**, in respect of the portion represented by the figures a B C D E F G H I J K L M N P Q R S T U V W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1 S1 T1 V1 W1 X1 Y1 Z1 A2 p n m l k j h g f e d c b, to a servitude in perpetuity to lead electricity over the abovementioned portion by two separate power lines, subject to the conditions and with ancillary rights created by Notarial Deed No. K 63/1973s in favour of NAMPOWER LIMITED.

**C AND FURTHERMORE SUBJECT**, in respect of the portion represented by the figures a B C D E F G H J K L M N P Q R S T U V W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1 S1 T1 V1 W1 X1 Y1 Z1 A2 p n m l k j h g f e d c b, to the following condition created by endorsement in terms of section 22(4) of Ordinance 11/1963 namely "the transferee is prohibited from

NOTED FOR INFO ONLY

*[Handwritten signatures]* S-4.

erecting any further buildings on the abovementioned portion except for farming activities.

- D **AND FURTHERMORE SUBJECT** to a Servitude of Road Reserve as indicated by the figure P a1 G H J b1 N on Diagram No. 343/2002.
- E **AND FURTHERMORE SUBJECT** to a Servitude of as indicated on as indicated by the figure t u v w Diagram No. 343/2002.
- F **AND FURTHERMORE SUBJECT** to a Powerline Servitude as indicated by the figure P c1 d1 e1 f1 g1 h1 j1 k1 L1 on Diagram No. 343/2002.

Signed at WINDHOEK this **28 APR 2005** and confirmed  
with my seal of office.



**REGISTRAR OF DEEDS**

**SCHEDULE****2) Name of Township**

The Township shall be called **Goreangab Extension 6**

**3) Composition of Township**

The township comprises 145 erven numbered 1 to 145 and Remainder Street.

**4) Reservation of Erven**

The following erven are reserved for the Local Authority:

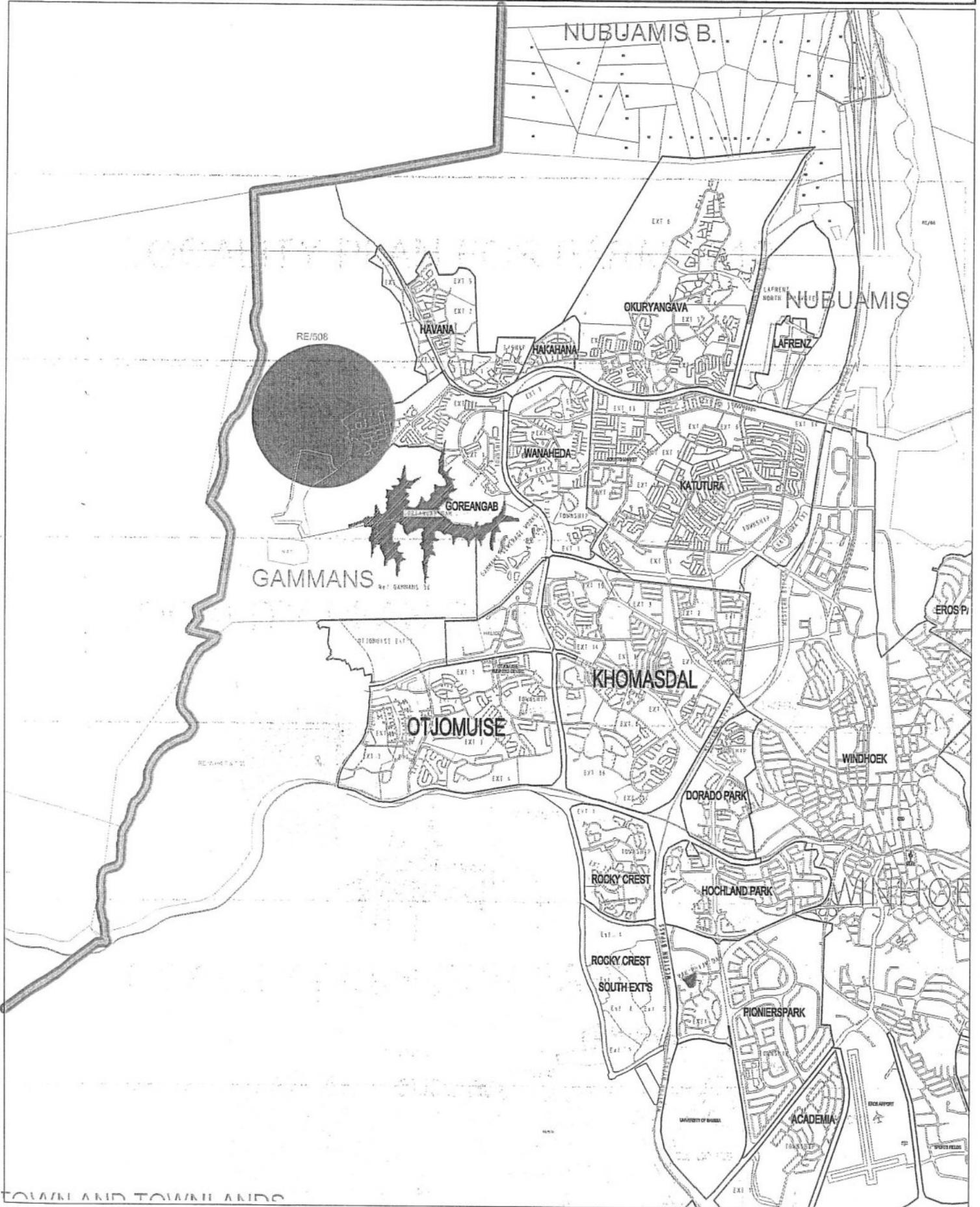
- Public Open Space: 140 to 143 and 145
- Street: Remainder Farm/1012

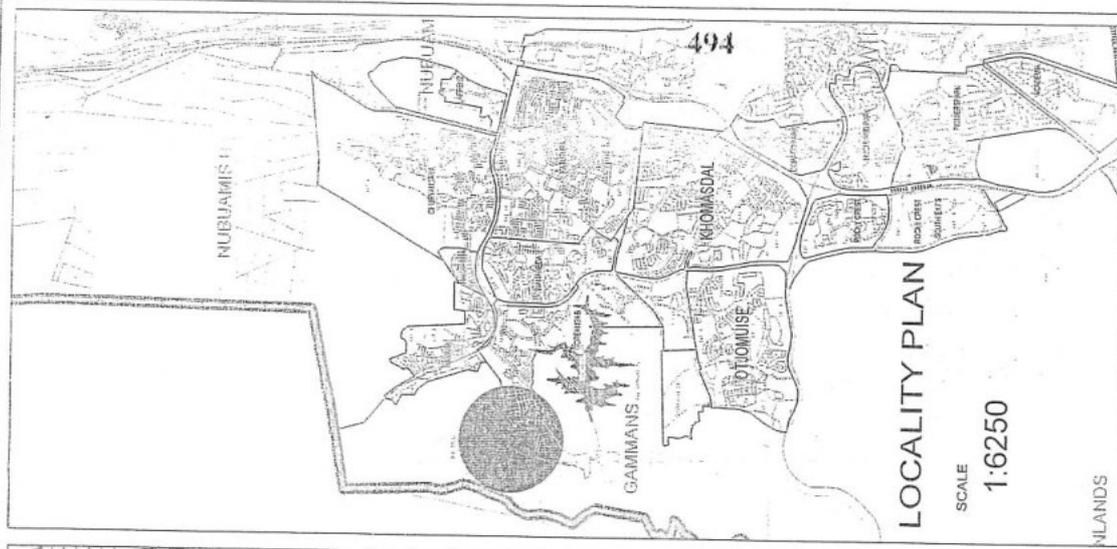
**5) Conditions of title**

The following condition shall be registered in favour of the Local Authority against the title deeds;

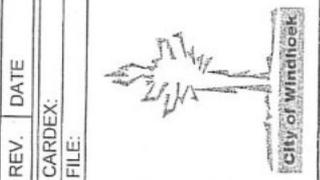
- a) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act 5 of 2018), as amended;
- b) No minimum building value of any erf zoned "Residential", or "General Residential" shall equal 2 times the current municipal value of the land comprising that erf;
- c) Erven 140 to 143 and 145 be reserved as Public Open Spaces; and
- d) Remainder Farm/1012 be reserved as street.

# LOCALITY PLAN FOR FARM 1012



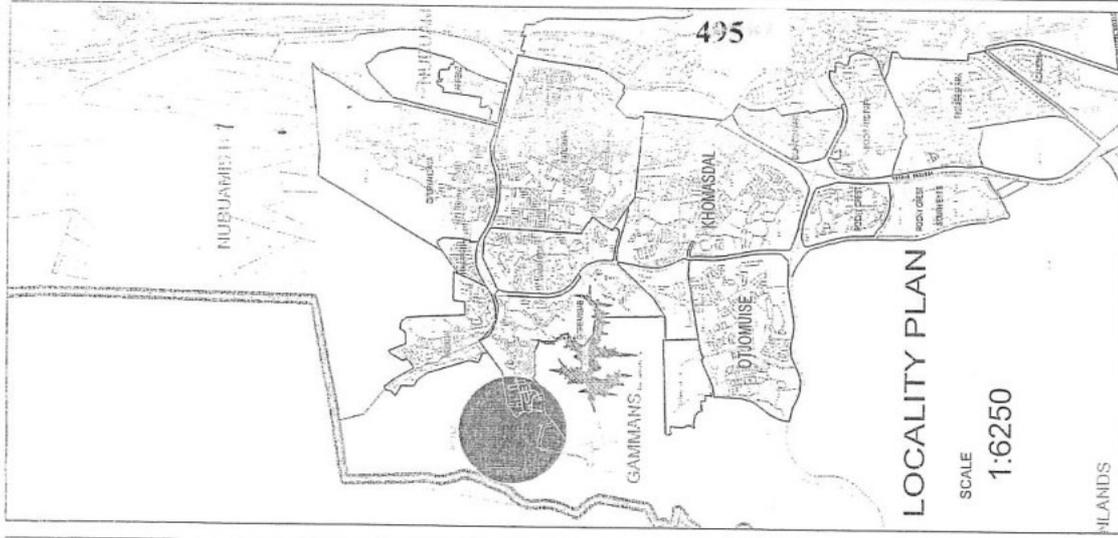


Original Portion	Resulting Portions	Size (HA)
Farm 1012		36.2 HA
	Proposed Portion A	20.9 HA
	Remainder of Farm 1012	15.3 HA



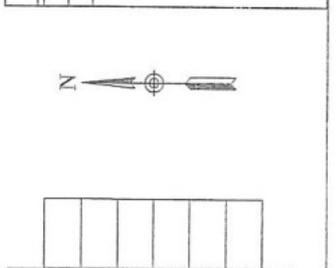
DESIGNED BY: Helena	DATE 2021
CHECKED: Kakero	DATE 2021
HUMAN SETTLEMENT	DATE 2021

REV.	DATE	DRAWN	CHECKED	REVISIONS
CARDEX:				REF. DWG:
FILE:				NETWORK: data4all RE_508/Farm 1012/Final
				Subdivision of Farm 1012 into PTN A and Remainder
			SCALE	REV.
			1:4000	Farm 1012



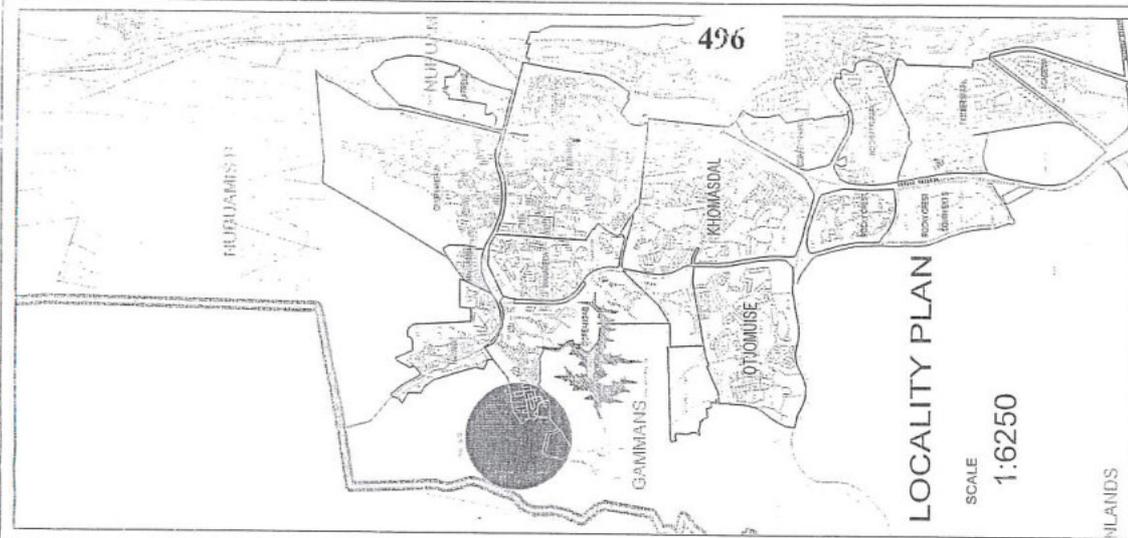
REV.	DATE	DRAWN	CHECKED	REVISIONS
REF. DWG: NETWORK: data4all RE_508/Farm 1012				
<b>TOWNSHIP ESTABLISHMENT ON          PTN A (A PTN OF FARM 1012)          (FARM 1012 IS A PTN OF FARM          RE/508)</b>				
SCALE				1:3000
REV.				Farm 1012

DESIGNED BY: Sylvanus	DATE 2021
CHECKED: Kakero	DATE 2021
HUMAN SETTLEMENT	
DATE	

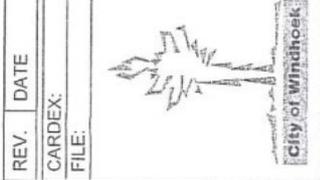


Erf Zoning	No of Erven	Average Size (sqm)
Residential	216	340
General Residential	2	3344
Business	4	1330
Undetermined	1	25636
Public open Space	8	4820
Street	2	
<b>Total No of Erven</b>	<b>227</b>	





Erf Zoning	No of Erven	Average Size (sqm)
Residential	216	340
General Residential	2	3344
Business	4	1330
Undetermined	1	25636
Public open Space	8	4820
Street	2	
<b>Total No of Erven</b>	<b>227</b>	



REV.	DATE	DRAWN	CHECKED

DESIGNED BY: Sylvanus  
 CHECKED: Kakero  
 HUMAN SETTLEMENT

DATE: 2021  
 DATE: 2021  
 DATE:  

REVISIONS

REF. DWG: NETWORK: datafall RE\_508/Farm 1012

**TOWNSHIP ESTABLISHMENT ON PTN A (A PTN OF FARM 1012) (FARM 1012 IS A PTN OF FARM RE/508)**

SCALE	1:3000
REV.	Farm 1012



Erf No	Erf Size	Zoning
1	360	Res
2	312	Res
3	312	Res
4	312	Res
5	312	Res
6	312	Res
7	312	Res
8	490	Res
9	312	Res
10	312	Res
11	311	Res
12	299	Res
13	261	Res
14	273	Res
15	273	Res
16	273	Res
17	296	Res
18	299	Res
19	273	Res
20	273	Res
21	273	Res
22	273	Res
23	308	Res
24	559	Res
25	553	Res
26	344	Res
27	342	Res
28	340	Res
29	338	Res
30	336	Res
31	334	Res
32	332	Res
33	330	Res
34	328	Res
35	276	Res
36	351	Res
37	443	Res
38	275	Res
39	275	Res
40	275	Res

Erf No	Erf Size	Zoning
41	388	Res
42	300	Res
43	300	Res
44	300	Res
45	300	Res
46	300	Res
47	300	Res
48	300	Res
49	300	Res
50	300	Res
51	300	Res
52	300	Res
53	300	Res
54	300	Res
55	300	Res
56	300	Res
57	370	Res
58	308	Res
59	361	Res
60	547	Res
61	325	Res
62	275	Res
63	592	Res
64	275	Res
65	275	Res
66	275	Res
67	263	Res
68	263	Res
69	322	Res
70	713	Res
71	686	Res
72	272	Res
73	275	Res
74	275	Res
75	275	Res
76	275	Res
77	358	Res
78	434	Res
79	422	Res
80	273	Res

Erf No	Erf Size	Zoning
81	273	Res
82	273	Res
83	273	Res
84	273	Res
85	273	Res
86	273	Res
87	269	Res
88	273	Res
89	247	Res
90	260	Res
91	260	Res
92	260	Res
93	260	Res
94	300	Res
95	260	Res
96	260	Res
97	260	Res
98	281	Res
99	255	Res
100	273	Res
101	333	Res
102	260	Res
103	260	Res
104	260	Res
105	439	Res
106	260	Res
107	276	Res
108	324	Res
109	321	Res
110	270	Res
111	281	Res
112	282	Res
113	284	Res
114	286	Res
115	287	Res
116	386	Res
117	561	Res
118	502	Res
119	303	Res
120	330	Res

Erf No	Erf Size	Zoning
121	486	Res
122	486	Res
123	330	Res
124	23151	street
125	275	Res
126	275	Res
127	297	Res
128	325	Res
129	464	Res
130	314	Res
131	313	Res
132	479	Res
133	444	Res
134	445	Res
135	491	Res
136	487	Res
137	380	Res
138	275	Res
139	275	Res
140	275	Res
141	275	Res
142	491	Res
143	464	Res
144	275	Res
145	273	Res
146	297	Res
147	1704	Bus
148	842	Bus
149	1182	Bus
150	1591	Bus
151	3892	Gen Res
152	2796	Gen Res
153	260	Res
154	260	Res
155	260	Res
156	260	Res
157	260	Res
158	261	Res
159	264	Res
160	260	Res

Erf No	Erf Size	Zoning
161	260	Res
162	260	Res
163	260	Res
164	260	Res
165	347	Res
166	320	Res
167	394	Res
168	365	Res
169	492	Res
170	452	Res
171	359	Res
172	370	Res
173	330	Res
174	353	Res
175	255	Res
176	409	Res
177	398	Res
178	335	Res
179	432	Res
180	286	Res
181	286	Res
182	266	Res
183	273	Res
184	409	Res
185	272	Res
186	405	Res
187	321	Res
188	335	Res
189	270	Res
190	282	Res
191	395	Res
192	340	Res
193	346	Res
194	453	Res
195	576	Res
196	414	Res
197	352	Res
198	465	Res
199	394	Res
200	404	Res

Erf No	Erf Size	Zoning
201	457	Res
202	420	Res
203	510	Res
204	510	Res
205	510	Res
206	510	Res
207	510	Res
208	439	Res
209	619	Res
210	551	Res
211	406	Res
212	408	Res
213	397	Res
214	387	Res
215	377	Res
216	367	Res
217	5038	POS
218	820	POS
219	22327	POS
220	852	POS
221	4058	POS
222	3028	POS
223	1909	POS
224	1033	POS
225	2536	POS

## **1. Department of Urban and Transport Planning**

### **1.1 Roads and traffic flow**

1. This Division has objection to the proposed Township Establishment on PTN A (PTN A is a PTN of Farm 1012)(While Farm 1012 is a PTN of Farm RE/508); due to the following:
  - 1.1 That it be noted that lay-buys must be created to make provision for public transport next to Erf 203 (Institution), which included taxis and busses. The minimum lengths of the bus bays should be 80m on collector roads and 55m on local streets.
  - 1.2 Concern is expressed regarding the alignment and continuity of the shown arterial road network along the outskirts of the proposed Township, which were not approved to date. The hierarchy of those roads would equally need verification.
  - 1.3 Indication is that the Monte Christo Township planning of the road towards the west passing through this layout and was not incorporated.

To improve the efficiency of the layout, erven are proposed adjacent to the collector road. Road development is one of the highest costs within any township. Omitting erven along a road make such roads more expensive

### **1.2 Stormwater Planning and Design**

A storm water investigation was done and the following is reported:

1. The proposed Portion A of Farm 1012 is situated approximately 10 kilometres north west of the Windhoek CBD and measures approximately 208 797 m<sup>2</sup> in size. The proposed portion A of Farm 1012 is currently occupied with structures.
2. The Proposed Portion A of Farm 1012 is situated along uneven terrain and is characterized by some steep slopes.
3. There are various stormwater courses forming on the proposed Portion A of Farm 1012, flowing across the proposed Portion A of Farm 1012, some into a south westerly direction and some flowing into a southerly direction.
4. It is important to note that the following Erven of the proposed Portion A of Farm 1012 are affected by stormwater courses: Erven: 289, 290, 291, 292, 288, 287 (all public open spaces) and 97, 98, 99, 127,

128, 129, 279, 274, 275, 276, 277, 278, 294, 144, 145, 146, 147, 171, 295, 211, 202, 229, 226, 227, 226 and 225.

5. Access to the proposed development on Portion A of Farm 1012 as indicated on the layout drawings will be obtained from Green Mountain Dam Road.
6. There are various road reserve widths indicated on the proposed road layout for 20.0 m, 15.0 m, and 13.0 m wide road reserves, and this corresponds with what was measured on the provided road layout.
7. Panhandle widths for various erven measured from the proposed layout as, differs from 4.0 m, 5.0 m, and 7.0 m respectively.
8. The proposed road layout plan indicates some horizontal curves in excess of 90 degrees, i.e. in front of Erven: 208, 256, 195, 196 and 263.
9. It is important to note that there are some steep vertical gradients ranging between 13% and 16% along some of the proposed road reserves.

This Division has no objection to the proposed Township Development on Portion A of Farm 1012, provided:

1. That surface stormwater runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:
  - (1) That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) may be constructed on or over the property or located in such a way that -
    - (a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
    - (b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalised) is or can be changed, canalised or impeded.
    - (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.
2. That prior approval must be obtained from the Chief Engineer: Planning, Design & Traffic Flow if the accommodation of the stormwater on the erf is contemplated.

3. That Engineering drawings on how the stormwater would be accommodated to the satisfaction of the Chief Engineer, Planning, Design & Traffic Flow be submitted for approval simultaneously with the building plans.
4. That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted prior to the approval thereof.
5. That no development will be allowed over or onto any stormwater system or structure.
6. That no building plan will be approved until the above stormwater conditions are met.
7. That a condition for the resale of properties be included into the Title Deeds, whereby transfer to a third party only take place with approval of the City of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]
8. That roads and stormwater be planned, designed and constructed to Municipal detail
9. That access be to the satisfaction of the Strategic Executive: Urban Planning and Property Management.
10. That it be recommended that Erven: 97, 98, 99, 127, 128, 129, 279, 274, 275, 276, 277, 278, 294, 144, 145, 146, 147, 171, 295, 211, 202, 229, 226, 227, 226 and 225 and any other erven affected by stormwater be sold with relevant stormwater conditions.
11. That the proposed road layout plan with curves in excess of 90 degrees be revised to be accommodative of the required vehicular movement, i.e. in front of Erven: 208, 256, 195, 196 and 263.
12. That the Developers Engineer take note of the relatively steep vertical slopes of some of the proposed roads during the design stage of the project.
13. That the panhandle widths for erven where a panhandle is required be no less than the required 4.0 m wide.

## **2. Department of Water infrastructure and Technical services**

### **2.1 Engineering Service division**

Water:

Portion A falls within the future Augeigas reservoir pressure zone. This portion may be provided with a temporary connection to the Katlo reservoir pressure zone until such time that the Augeigas reservoir is constructed in future. Existing services within the Katlo reservoir pressure zone can therefore be extended to provide water

services to Portion A. The closest existing water services are located in Matshitshi road and Green Mountain Dam Road.

Sewer:

Portion A will not be able to connect to the existing sewer system by means of gravitation due to the topography that slopes away from the existing municipal sewer system in a North Western and Southern direction. Two sewer pump stations have to be constructed to serve Portion A. It should be noted that Infrastructure, Bulk Water and Wastewater Division is reluctant to take-over pump stations due to the high maintenance and operational costs.

It should be noted in order to serve the total extend of Farm 1012 of Farm RE/508 (the Remainder and Portion A) with sewer services a total of three sewer pump stations should be constructed at a cost of approximately N\$ 4.4 million per pump station (incl. VAT; excl. cost for power supply).

### **3. Department of Electricity**

The existing cables following the route of the existing road reserve and will have to be relocated. The relocation of the existing cables, approximately 400m will cost about N\$500,000.00.

Leonard it might be a good idea to consider planning the new 185mm<sup>2</sup> in-feeds to Clan William Dx within the new proposed road reserve, if possible, otherwise the relocation of 800 metres of 185mm need to be done later at an estimated cost of N\$1million.

Another proposal could be to determine the bending coordinates of the cable and register a 3-4 metre servitude over the cables. The cost of land lost due to this can be compared to make a learned decision on the matter.

Furthermore, the dotted lines over PTN A looks like a road reserve. What is it, since an Overhead line servitude of approximately 50metres will be required for the approximately 25 metre high line

Please provide more information on that.

The sites for the miniature substations are indicated on plan attached.

Cost of providing full electrical services amounts to approximately N\$8,500,000.00

## **4. Department of Economic Development and Community Service**

### **4.1 Emergency Service**

In terms of the general fire protection requirements concerning a new town planning design the following is a prerequisite as per applicable standards (SANS 10090 and SANS 10400)

1. The designs for the development must provide public fire hydrants, and the water reticulation supplying the hydrants, and must be designed in accordance with the applicable standard, by a competent engineer.
2. Provision of access for firefighting and other related emergencies to the township development must be provided, determining turning circles for emergency vehicles and the width of the streets, to accommodate all types of emergency vehicles.
3. The designer of the building structures should consider the safety distance between the buildings, and plan designs must be submitted by client to the Building Control Division for fire protection scrutiny.

Prepared by me  
*W. S. Eiseb*  
CONVEYANCER  
UEITELE SFI



COPY ISSUED—DATE... 2010-06-01  
APPLICATION NO. *111A 245/2010*

CERTIFICATE OF REGISTERED TITLE  
No. *T 2386/2010* Issued in terms of  
Section *43 of 47/37*  
In respect of *PLP the farm no 508*  
*= 11326 10*  
Remainder *2809, 9566 10*  
2010-06-03  
**W.T.S. EISEB**  
CONVEYANCER

T 2008 / 2005

**CERTIFICATE OF CONSOLIDATED TITLE**

(Issued under Section 40 of the  
Deeds Registries Act, 1937 (No 47 of 1937))

WHEREAS the

**MUNICIPAL COUNCIL OF WINDHOEK**

has applied for the issue to the MUNICIPAL COUNCIL OF WINDHOEK of  
a Certificate of Consolidated Title under section 40 of the of the Deeds  
Registries Act, 1937 (Act No. 47 of 1937)

ISSUED FOR INFORMATION ONLY

kb

*W. S. Eiseb*     *W. S. Eiseb*     *W. S. Eiseb*     S.u.

And whereas the MUNICIPAL- COUNCIL OF WINDHOEK is the registered owner of:

(I) CERTAIN: REMAINDER OF THE FARM GAMMAMS NO. 36

SITUATE: IN THE MUNICIPALITY OF WINDHOEK  
REGISTRATION DIVISION "K"  
KHOMAS REGION

HELD BY GOVERNMENT GRANT NO. 105/1960.

AND

(II) CERTAIN: REMAINDER OF PORTION B OF THE FARM  
NUBUAMIS NO. 37

SITUATE: IN THE MUNICIPALITY OF WINDHOEK  
REGISTRATION DIVISION "K"  
KHOMAS REGION

HELD BY DEED OF TRANSFER NO. T 3326/1987

FOR OFFICIAL INFORMATION ONLY

NOWHEREFORE, in pursuance of the provisions of the said Act, I, the Deputy REGISTRAR OF DEEDS at WINDHOEK, do hereby certify that the MUNICIPAL COUNCIL OF WINDHOEK its successors in title or assigns is the Registered owner of:

CERTAIN: FARM NO. 508

SITUATE: IN THE MUNICIPALITY OF WINDHOEK  
REGISTRATION DIVISION "K"  
KHOMAS REGION

IN EXTENT: 2311, 0895 (TWO THREE ONE COMMA NIL  
EIGHT NINE FIVE) HECTARES AS  
INDIICATED ON THE ANNEXED DIGRAM  
NO. A343/2002.

A SUBJECT TO THE FOLLOWING CONDITIONS created in Government Grant No. 11/1935 in respect of the portion represented by the figures a B C D E F G H J K L M N P Q R S T U

|

*Handwritten signatures and initials:* JL, L, (K) S.C.

V W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1  
S1 T1 V1 W1 X1 Y1 Z1 A2 p n m l k j h g f e d c b namely;

- [a] That the land hereby granted shall be subject to the laws for the time being of the Republic of Namibia, respecting minerals, prospecting, mining and all rights and matters incidental thereto.
- [b] That the Administrator may at any time and in any such manner and under such conditions as he may think fit:
  - [i] construct or authorise the construction of dams or reservoirs upon the land hereby granted,
  - [ii] construct or authorise the construction upon, through or under the land hereby granted, of waterfurrows, pipelines, canals and drains, and conduct or authorise the conducting of water therefrom or thereover for the benefit of the public or of any owner or occupier of neighbouring land
  - [iii] construct and work or authorise the construction and working, subject to the provisions of any laws of railways, roads, telegraph and telephone lines on or over the land hereby granted

ISSUED FOR INFORMATION ONLY

and take material from the land hereby granted for the purpose of any such works.

Compensation shall be paid to the grantee for any loss or damage sustained by him by reason of the exercise of the powers aforesaid, provided however, that there shall be set off against the loss or damage caused to the grantee the benefit instant or prospective which he derives or is likely to derive by reason of the construction of the works. In the event of compensation being payable the amount thereof shall be mutually agreed upon or failing such agreement, shall be determined by arbitration.

- [c] That the Administrator may at any time and in any such manner and under such conditions as he may think fit resume for public purposes the whole or any portion of the land hereby granted, subject to the

Je l B s.u.

payment of such compensation as may be agreed upon or in default of agreement as may be determined by arbitration.

- [d] That the land is subject to all reservations, servitudes, obligations, laws and regulations which already exist or may hereafter be established or made by competent authority.
- [e] That all roads, thoroughfares and rights of outspan being or existing on the land hereby granted shall remain free and unencumbered unless the same be cancelled, closed or altered by competent authority.
- [f] That the grantee shall be required to grant any adjacent or neighbouring proprietor a way or road of necessity over the land hereby granted to or from the land of such adjacent or neighbouring proprietor.
- [g] That the owner shall be liable for the prompt payment of such land taxes as are payable according to law.

**B FURTHER SUBJECT**, in respect of the portion represented by the figures a B C D E F G H J K L M N P Q R S T U V W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1 S1 T1 V1 W1 X1 Y1 Z1 A2 p n m l k j h g f e d c b, to a servitude in perpetuity to lead electricity over the abovementioned portion by two separate power lines, subject to the conditions and with ancillary rights created by Notarial Deed No. K 63/1973s in favour of NAMPOWER LIMITED.

**C AND FURTHERMORE SUBJECT**, in respect of the portion represented by the figures a B C D E F G H J K L M N P Q R S T U V W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1 S1 T1 V1 W1 X1 Y1 Z1 A2 p n m l k j h g f e d c b, to the following condition created by endorsement in terms of section 22(4) of Ordinance 11/1963 namely "the transferee is prohibited from

FOR OFFICIAL USE ONLY

*[Handwritten signatures]* S-4.

erecting any further buildings on the abovementioned portion except for farming activities.

**D AND FURTHERMORE SUBJECT** to a Servitude of Road Reserve as indicated by the figure P a1 G H J b1 N on Diagram No. 343/2002.

**E AND FURTHERMORE SUBJECT** to a Servitude of as indicated on as indicated by the figure t u v w Diagram No. 343/2002.

**F AND FURTHERMORE SUBJECT** to a Powerline Servitude as indicated by the figure P c1 d1 e1 f1 g1 h1 j1 k1 L1 on Diagram No. 343/2002.

Signed at WINDHOEK this **28 APR 2005** and confirmed  
with my seal of office.



**REGISTRAR OF DEEDS**

## SCHEDULE

**2) Name of Township**

The Township shall be called **Goreangab Extension 7**

**3) Composition of Township**

The township comprises 226 erven numbered 1 to 225 and Remainder Street.

**4) Reservation of Erven**

The following erven are reserved for the Local Authority:

- Public Open Space: 217 to 224
- Street: Remainder Portion A and Portion 124

**5) Conditions of title**

The following condition shall be registered in favour of the Local Authority against the title deeds;

- a) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act 5 of 2018);
- b) The minimum building value of any erf zoned "Business" shall equal 4 times the current That, municipal value of the land comprising that erf;
- c) The minimum building value of any erf zoned "Residential", or "General Residential" shall equal 2 times the current municipal value of the land comprising that erf;
- d) Erven 217 to 224 be reserved as Public Open Spaces; and
- e) Remainder Portion A and Portion 124 be reserved as street.

- 2 That the Acting Strategic Executive: Housing, Property Management and Human Settlement, Ms S Simpson, be authorised to make amendments or alterations to the layout should the need arise (up to 10 %) to accommodate services, street requirements, the survey of erven, or any other design requirements.

**RESOLUTION 19/02/2020**

[Special Municipal Council Minutes: 2020-02-19]

5.4

**SOP.1 [HPH] RELOCATIONS OF HOUSEHOLDS FROM THE MONTE CRISTO ROAD RESERVE IN HAVANA AND PORTIONS IN GOREANGAB TO PAVE WAY FOR NEW RESIDENTIAL DEVELOPMENT AT FARM ONGOS NO. 38 (ONGOS VALLEY PHASE 1) AND GOREANGAB EXTENSION 5 (GOREANGAB WATERFRONT DEVELOPMENT) (L/Ptn. A/Farm 1030)**

On proposal by Councillor M. Shiikwa, it was

**RESOLVED**

- 1 That the relocation of households from Monte Cristo Road reserve and portions affected by the extension of Independence Avenue into the Goreangab Waterfront Development, be noted and supported.

**Relocation of households from the Monte Cristo Road reserve**

- 1.1 That it be noted that the continued encroachment of households and businesses on the Monte Cristo Road reserve is a violation of the Windhoek Town Planning Scheme and serious impediment to the flow of traffic, safe pedestrian movement, conveyance of municipal services and use of the road reserve for its intended purpose in general.
- 1.2 That it be noted that Monte Cristo Road is critical to the development of Phase 1 of the Ongos Valley Development as it provides the shortest and most practical road access route to the development, and further that bulk water and electricity supply to the development is secured through the same road reserve.
- 1.3 That households, including a church encroaching on Monte Cristo Road reserve, be relocated to proposed Portion A (a portion of Farm No. 1030 being a portion of the Remainder of Farm No. 508) where a layout was purposely prepared to accommodate the households, including the church.

*[Handwritten signature]*  
FNK

- 1.4 That the draft layout plans for the subdivision of the proposed Portion A (a portion of Farm No. 1030 being a portion of the Remainder of Farm No. 508), attached as pages 38 - 40 to the agenda, be noted and supported as a relocation site for households encroaching on the Monte Christo Road reserve. [A town planning application motivating the need and desirability for the subdivision will be submitted separately as part of the town planning procedure.]
- 1.5 That the list of project beneficiaries, attached as pages 53 - 58 to the agenda, to which a total of two hundred and fifty six (256) households are recorded as being directed affected by the project including forty eight (48) households located at the site of the proposed 'Monte Christo Community Market and Taxi Rank', be noted. [Places on the attached list where the structure numbers appear but beneficiary's name is missing, means the structure was locked at the time of the site visit but confirmation from the local leadership is that the structure is occupied.]
- 1.6 That to ensure expedited relocation, the Developer provide basic services at the relocation site being 'Proposed Portion A (a portion of Farm No. 1030 of the Remainder of Farm No. 508) in line with the layout at own cost and donate the infrastructure to the City of Windhoek free of costs in line with relevant laws.
- 1.7 That it be noted that the services shall be provided at Development Level 2 (low income individual services) in line with the Development and Upgrading Policy approved by Council per Resolution 171/07/2019, attached as page 66 to the agenda. [Guidance on the Development and Upgrading Policy shall, on request by the Developer, be provided by the Acting Strategic Executive: Housing, Property Management and Human Settlement, Ms S Simpson.]
- 1.8 That as part of the part of the solution to resolve a traffic bottleneck at the intersection of Monte Christo Road and Matshitshi Street, the Developer construct at own cost and donate to the City of Windhoek, a fully functional community market with a taxi rank and adequate parking space.
- 1.9 That the draft 'Monte Christo Community Market and Taxi Rank', attached as pages 41 - 52 to the agenda, as designed by the Developer's Architect, be noted as a draft design.
- 1.10 That the Developer engage all relevant internal Stakeholders on the draft design for their input. [The final architectural drawing of the 'Monte Christo Community Market and Taxi Rank' shall meet approval of the relevant internal Stakeholders.]
- 1.11 That the construction of the market be done in such a way that informal traders continue to trade at, or near the periphery of the construction site, while construction is ongoing to ensure that they have access to their clients.
- 1.12 That construction of the services as well as that of the 'Monte Christo Community Market and Taxi Rank' meet the standards and approval of the City of Windhoek.

  
FNK

- 1.13 That due to an attempted and ongoing attempt to invade 'Proposed Portion A (a portion of Farm No. 1030 of the Remainder of Farm No. 508), the relocation process to the site be implemented expeditiously.
- 1.14 That the relocated households including a church (as juristic person) enter into Lease Agreements with the City of Windhoek.

#### Extension of Independence Avenue and Relocation of Households

- 2 That it be noted that Council supported the extension of Independence Avenue through the approval of the layout motivating the development of Goreangab Waterfront Development.
- 2.1 That it be noted that the extension of Independence Avenue from its terminal point at Otjomuise Road to the Goreangab Waterfront Development is passing through Erven 3329 and R/420, Goreangab affecting a total of nineteen (19) households excluding a Caretaker's house built with permanent building material on Erf R/420 which will have to be demolished and a new house constructed at an alternative site.
- 2.2 That the list of affected households on Erf R/420, Goreangab, attached as page 64 to the agenda, be noted and further, that the affected households on Erf 3329 are members of a saving group affiliated to the Shack Dwellers Federation of Namibia (SDFN) whose record is easily obtainable from the group's leadership and umbrella body.
- 2.3 That it be noted that the Developer's Town Planner prepared a provisional layout, attached as page 65 to the agenda, for consideration by the City of Windhoek. [The Acting Strategic Executive: Housing, Property Management and Human Settlement, Ms S Simpson, will amend the layout and circulate a revised version to service divisions for comments.]
- 2.4 That once the revised layout is agreed upon with the service divisions and necessary approvals obtained, the Developer provide basic services at the relocation site in line with the revised layout at own cost and donate the infrastructure to the City of Windhoek, free of costs, in line with relevant laws.
- 2.5 That as part of the preparatory work for relocation, a network of sewer lines converging at Erf R/420, Goreangab be re-routed accordingly by the Developer at own cost.
- 2.6 That the services be provided at Development Level 2 (low income individual services) in line with the Development and Upgrading Policy approved by Council per Resolution 171/07/2019, attached as page 66 to the agenda. [Guidance on the Development and Upgrading Policy shall, on request by the Developer be provided by the Acting Strategic Executive: Housing, Property Management and Human Settlement, Ms S Simpson.]

  
FNK

- 2.7 That the construction of the services meet the standards and approval of the City of Windhoek.
- 2.8 That due to the exposure of Erf R/420, Goreangab to further land invasion, the relocation and reorganisation, be implemented expeditiously in line with the new layout.
- 2.9 That the relocated and reorganised households enter into Lease Agreements with the City of Windhoek.
- 2.10 That the municipal Caretaker's house built with permanent building material, be demolished and replaced by the Developer at own cost.
- 2.11 That the department to whom the Caretaker report, be the contact person for all activities related to the demolition and construction of a new house.
- 2.12 That the Developer ensure that the Caretaker and his/her household members be accommodated properly during the demolition and construction process.
- 2.13 That the demolition and construction meet the approval of the City of Windhoek.

#### Environmental clearance

- 3 That the Strategic Executive: Economic Development and Community Services seek guidance and assistance from the Environmental Commissioner on how to expedite the environmental assessment in the face of a looming land invasion.
- 4 That in an event the Environmental Commissioner settle on a full environmental assessment, the Developer's Environmental Consultants make use of existing information such as the Environmental Impact Assessment Reports conducted for Goreangab Extension 5, Farm Kupferberg No. 33 Residential Development and Ongos Valley Development in order to expedite the process.
- 5 That no construction activities commence without the issuance of the Environmental Management Clearance Certificate from the Environmental Commissioner.

#### Further conditions

- 6 That the Chief Executive Officer (Corporate Legal Adviser) draft an Agreement between the City of Windhoek and the two (2) Developers capturing the above and other related issues.
- 7 That the Developers accept the conditions of the resolutions in writing within twenty one (21) working days from the date of the letter communicating the Council Resolution to be issued by the Acting Strategic Executive: Housing, Property Management and Human Settlement, Ms S Simpson.

  
FNK

- 8 That the resolution be implemented prior to confirmation of the minutes.

**RESOLUTION 20/02/2020**

[Special Municipal Council Minutes: 2020-02-19]

5.5

**SOP.2 [HPH] ACKNOWLEDGEMENT  
OF OCCUPATION FOR HOUSEHOLD  
HEADS LIVING IN THE INFORMAL  
SETTLEMENTS OF WINDHOEK**  
(16/15/2/2/4)

On proposal by Councillor M Shiikwa, it was

**RESOLVED**

- 1 That the issuance of Acknowledgement of Occupation in informal settlements of Windhoek in line with the Development and Upgrading Policy of July 2019 (Council Resolution 171/07/2019, attached as page 66 to the agenda), be noted and supported.
- 2 That the Acknowledgement of Occupation be issued in form of a Certificate and associated Lease Agreement.
- 3 That the Acting Strategic Executive: Housing, Property Management and Human Settlement, Ms S Simpson, work out the lease amount in line with the Development and Upgrading Policy.

**General conditions**

- 4 That no person own or occupy more than one (1) dwelling structure in the informal settlement of Windhoek.
- 5 That Acknowledgement of Occupation be issued for one (1) informal dwelling structure including in instances where a dwelling structure have sub-dwelling structures.
- 6 That Acknowledgement of Occupation only be issued in existing informal settlements assigned the Planning Area status and as such declared Reception Area in line with the Development and Upgrading Policy.
- 7 That the minimum distance of 5 metres be maintained between informal structures for safety reasons and accessibility.
- 8 That no Acknowledgement of Occupation be issued to household heads where structures are erected less than 5 metres to each other until such time that the minimum distance as set out above is maintained.

*[Handwritten signature]*  
FNK

**Monte Christo Road Relocation Project household allocated**

No	MRP.NO	Erf No.	Name and Surname	ID number
1	2	77	Tabita .N. Kronelius	92121600434
2	7	78	Jonas .N. Shifidi	87030700406
3	8	79	Abed Shuumbwa	88071300586
4	12	80	Daniel .M. Shiingidwa	87040200732
5	13	81	Fridrick Ekandjo	74040800478
6	14	82	Martha Sakaria	70062810057
7	15	83	Abniel .T. Haukongo	89070400057
8	16	84	Simeon Nghiyangelwa	86100800314
9	17	139	Lukas Stefanus	83102310370
10	18	140	Justus .F.N. Nghiteke	94070700102
11	19	85	Aina Hamutenya	75070701029
12	20	86	Moses Sakaria	75101001228
13	21	87	Paulus Haipinge	76071200172
14	22	88	Phillimon .S. Wileinge	3/19/1979
15	23	225	Olavi Nashima	83121510584
16	24	89	Andreas .B. Nepela	72071410173
17	25	90	Klaudia .H. Muzile	76060611141
18	26	91	Diina Kuume	83040510697
19	27	92	Jekonia Gottlieb	83121500324
20	28	93	Filipus .E. Petrus	88011100653
21	29	94	Seboloni Erastus	71022510037
22	30	95	Titus .N. Elifas	90063000164
23	31	96	Andreas Josef	76091500643
24	32	97	Laimmy Mungongolo	62082600831
25	33	98	Kirian Kuume	77070300344
26	34	99	Salomo Mundondonga	90050900517
27	35	100	Martha .N. Shihenuka	64061001353
28	36	101	Laina M Nyamo	93041400944
29	37	102	Absai Elago	78090710131
30	39	103	Ester .H. Nandjembo	89090700145
31	42	104	Johanna Nandjembo	86072600573
32	48	105	Tuhafeni J. Nangolo	90101800622
33	49	106	Silas .P. Nghoshi	93030900347
34	50	107	Inodhimbwa I Shagandjwa	90090800281
35	51	108	Michael Shemunketa	82060510694
36	52	109	Herman .N. Paulus	86122800651
37	53	110	Mathias Shixuleni	62050110065
38	54	111	Ruben Shayuka	80120210557
39	55	112	Julia .P. Mandume	92100301357
40	56	113	Theresia Ugwanga	93032101719

No	MRP.NO	Erf No.	Name and Surname	ID number
41	57	114	Eliaser .E. Uupindi	85061710428
42	58	115	Drotea .N. Shipopyeni	78081100326
43	59	116	Isaskar Kafo	72120500223
44	60	117	Rauha .M. Shipopyeni	72061810071
45	62	118	Lyonga Munyana	90060601377
46	63	161	Kleopas Mupetami	82021010708
47	64	193	Tobias Shikongo	88082601329
48	65	120	Isak Shituleni	73081000211
49	66	190	Ashipala .N. Malima	86051800549
50	67	121	Sem Nangombe	80040410315
51	70	192	Immanuel Aluteni	78081610022
52	71	122	Kiliana .N. Alweendo	80012110450
53	72	216	Frieda .M. Sakeus	66122300276
54	73	220	Hileni lileka	73120410063
55	75	124	Abraham .A. Kendjele	65081900206
56	78	125	Erastus .N. Namhongo	89032900897
57	82	127	Luise Namholo	83031210689
58	86	128	Lucas .N. Mikael	82021210960
59	87	228	Romanus P lita	76092700212
60	88	129	Selma Nghipunya	72943000373
61	90	131	James .T. Niinkoti	93070200613
62	91	132	Petrina .N. Thomas	95050200962
63	92	133	Emilia Gumbo	90070300321
64	93	135	Eino .N. Mbango	81101410337
65	94	156	Lukas Indombo	93032500877
66	95	157	Job .I. Lukas	68070211004
67	96	158	Lamek Johannes	66010101719
68	97	160	Fillemon Festus	81052510396
69	98	159	Aina Intamba	79101011308
70	99	238	Job Katjinangara	84091310672
71	100	207	France Nangolo	66040401125
72	101	162	Festus .A. Andreas	79082310047
73	102	213	Martha .T. Shitaleni	77072610200
74	103	189	Shekuza Bonifatius	68011700529
75	104	214	Abisai .S. Abisai	90041600746
76	105	205	Lauha .M. Ambambi	83102410685
77	106	204	Junias Negumbo	76011000436
78	107	188	Ruben Shigwedha	76080710347
79	110	237	Silvanus Hamon	66080100959
80	111	240	Wilbard .U. lipinge	72082800911

No	MRP.NO	Erf No.	Name and Surname	ID number
81	113	187	Taimi .N.N. Shaanika	80092310419
82	114	223	Nestory .N. Shatjohamba	87090801117
83	115	224	Sakeus Nendongo	73062600683
84	116	217	Amenenge .N. Ashipala	78061100266
85	117	186	Jona .H. Kalombo	71051000408
86	118	218	Selma Nepolo	85062410134
87	119	185	Tuurkie Kaluwa	72010101545
88	120	231	Janus .S. Haufiku	72111100889
89	121	222	Suama .N. Ipaadhi	62111110108
90	122	230	Maria Shaanyenenge	73101000971
91	123	211	Nuuyoma J. Namolo	98060700456
92	124	201	Gustav Hengari	83030610497
93	125	196	Bens Kazengurura	88032000739
94	126	198	Gajus .M. Kauapirura	96091401173
95	127	226	Simon .S. Karembere	83121510681
96	128	227	Jesaja Ngurungunda	66091001078
97	129	195	Tjiratjiza Murema	83112210484
98	130	200	Isaak Mungendje	74052700236
99	131	232	Salom .S. Amweenye	92022301037
100	132	242	Hafeni .N. Kautwima	84040410874
101	133	224	Petrus Frans	84062010402
102	134	236	Jackson Tjazirapi	89052100403
103	135	241	Titus .N. Johannes	64111800211
104	136	234	Presly Tjirimuje	77070410158
105	137	235	Engenesia Katjingisiua	68052300134
106	138	233	Brigitte Katjivikua	72061200230
107	139	199	Naomi Kaengombe	73072000603
108	140	212	Timotheus .A. Shiikwa	70072000244
109	141	239	Selma Toivo	77083110441
110	142	215	Phillip .S. Namalemo	80121500020
111	143	219	Johannes Kanyolo	75102610058
112	144	141	Johannes Shikongo	74052510054
113	145	144	Benhard .K. Uugwanga	86040700165
114	147	145	Rita Matheus Leonard	84052510534
115	148	146	Anna .N.N. Amunime	8412041036
116	149	147	Simeon Mpuka	74031710027
117	151	148	Giselinde Shinyata	81041110073
118	152	149	Erastus .D.K. Ashipala	79110610413
119	153	150	Johannes Kamati	87003000193
120	154	151	Tomas Hamukoto	93021700330

No	MRP.NO	Erf No.	Name and Surname	ID number
121	155	152	Simon .N. Heita	82020510669
122	156	153	Josef Sheehama	75021200607
123	157	154	Simion .H. Haukuti	81092200088
124	158	155	Aguste .O. Iipinga	78061210762
125	159	173	Maria .M. Paulus	89021401002
126	160	174	Petrus Johannes	82102010821
127	161	175	Viktoria .N. Mongongo	89012800846
128	162	176	Frieda Shilongo	89080900745
129	163	177	Johannes Angula	71121210031
130	164	178	Rosaria Shimbode	84062410680
131	165	179	Daniel .N. Mokaxwa	72040500561
132	166	221	Tomas .N. Ipinga	62031501259
133	167	180	Daniel .H. Shinongodo	77061300302
134	168	164	Nakakalepo Amutenya	77082310145
135	169	165	Tobias Karukuma	80120110784
136	170	166	Ben Kalukuma	90112401139
137	171	167	Stella .U. Tjihuno	79030610476
138	172	168	Tobias Ndyimba	82022810357
139	173	169	Liina N. Erky	83070711219
140	174	170	Hilen .N. Veijo	77052410397
141	175	171	Petrus .S. Haufiku	89092600830
142	176	119	Samuel Nakalila	75080801085
143	177	194	Frans Shilepa	67090400840
144	178	12	Albertina .T. Shikongo	79081410849
145	180	5	Loide A Katsimine	83052210491
146	182	24	Teopolina .N. Kashimbode	85090810907
147	183	25	Twindileni .N. Kashopola	79022210316
148	184	26	Josef .V. Hanyemweshitya	91021900419
149	185	27	Viktoria .S. Iiyambo	88090700535
150	186	28	Simon .A. Iiyambo	88092000891
151	187	29	Stefanus .U. Sheya	81021510246
152	188	30	David .J. Kamati	73081710154
153	189	207	Tobias Nangolo Nuuyoma	79022610063
154	190	1	Abraham Homateni	84092310517
155	191	137	Simeon Mwanyekange	81022110403
156	192	158	Immanuel Haimbondi	90042800307
157	193	31	Lukas Ngulonda	70032710100
158	194	32	Eliaser N Uukunde	86010600960
159	195	14	Johannes Fordina	82040411224
160	196	10	Vorondina N Nakwatumba	80052610365

No	MRP.NO	Erf No.	Name and Surname	ID number
161	198	53	Timotheus Hangula	78042010125
162	199	33	Petrus .T. Shigwedha	78052400325
163	200	130	Raimo Mulamba	74091300316
164	201	34	Lyosina Kalembe	78072110063
165	202	35	Beata Ndove	74120500314
166	203	36	Aili .J. Haindongo	77102310323
167	204	37	Josua .T. Ndove	89031500647
168	205	38	Abrahah .S. Sheelekeni	73031100514
169	206	39	Tuyenikelao Vaendjele	84101610835
170	207	40	Sakeus .M. Imene	85081310727
171	208	41	Fransina .M. Jashon	66052300728
172	209	42	Michael .A. Kalola	79122500324
173	210	43	Thomas .M. Nuleipo	76121110369
174	212	72	Dhiladhileni A Hango	82070110656
175	213	44	Salom Lukas	79040510326
176	214	45	Justina Shekufele	83040210367
177	215	46	Lukas .K. Kaluwapa	96090301280
178	216	13	Matias .S. Kaluwapa	88041000355
179	217	48	Harmases Maria	75112200197
180	218	51	Martha Gomoxas	75101710156
181	219	123	Janus Erastus	73040610023
182	220	50	Bertha F Hosea	92020400367
183	226	61	Gideon Itula	76092100363
184	227	62	Selma .F. Mathias	85121710348
185	229	2	Elifas .N. Puleni	82111610477
186	230	172	Anna .K. Haukongo	80102010374
187	231	197	Matheus Muundjua	55040300352
188	234	7	Amukoshi Sakaria	76092000423
189	235	71	Thomas .H. Nangolo	77111000390
190	237	74	Ruben Teofelus	80082410496
191	238	8	Helena Haipinge	82080811258
192	239	75	Helvi .K. Ndjodhi	73030110192
193	240	76	Salomo .T. Nambobola	81010210408
194	243	9	Wilhelm Nambwele	72050210140
195	245	10	S .T. Shiyanga	81102110078
196	246	11	Fillipus Hamunyongi	75052000375
197	247	6	Padelia M Hasheela	81072410508
198	248	12	Marius Shamena M	82031010743
199	250	73	Festus .W. Shituka	83072910553
200	252	14	Andreas .T.N. Fernandu	08/05/2000

No	MRP.NO	Erf No.	Name and Surname	ID number
201	256	15	Fillemon .H.M. Shilipavali	72052510133
202	257	16	Levy Shikongo	7104270018
203	258	17	Seblon Kamati	82102210200
204	259	18	Leonard .N. Nghinyekwa	73031900502
205	260	19	Albertina Mureko	69051201206
206	261	20	Fulunias Haihambo	79082400057
207	262	21	Justina .N. Ihuhwa	91052800874
208	263	69	Petrus Valombola	72051310068
209	264	3	Johannes Hailonga	76032000249
210	265	4	Tuhafeni Namwenyo	79081010204
211	273	189	Titus K Handima	83091010392
212	277	206	Telesia T Lungameni	91111800774
213	280	136	Lazarus .N. Mandume	79091200227
214	282	70	Martin Muleka	78022500046
215	284	138	Christian N Ndiilenga	74111910092
216	285	143		
217	286	142		
218	305	11	Timotheus A Shiikwa	70072000244

**Monte Christo Road Relocation Project household not allocated**

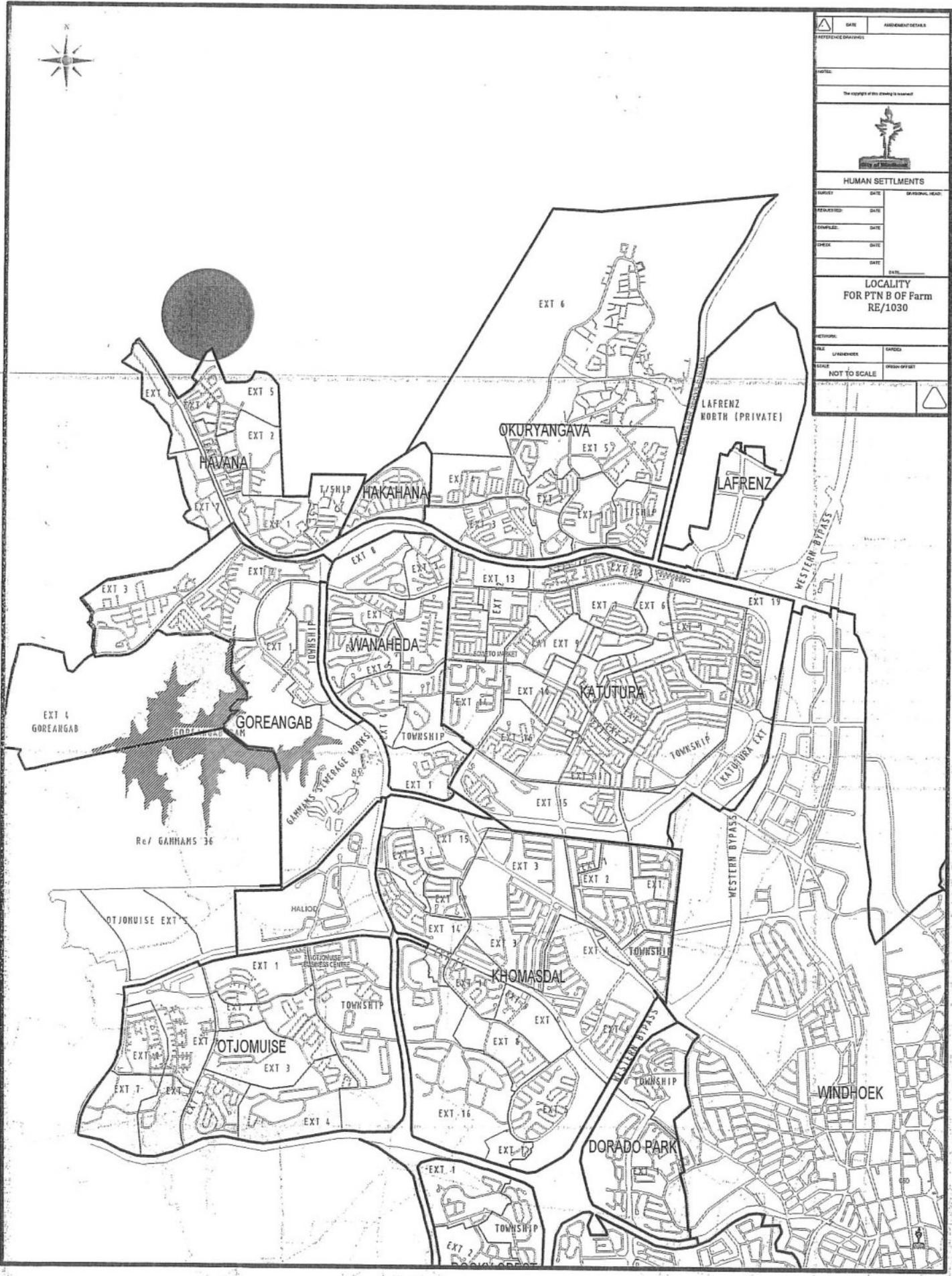
No	MR House #	ERF #	HH Name	HH ID #
1	MR-1		Sofia Ndapandula Nghilukilwa	91122800363
2	MR-2		Atileni Neumbo Shipuka	62113000237
3	MR-3		Julia Dilimonghima Hamutenya	82080310348
4	MR-4		Petrus Kandiwapa	99082300435
5	MR-5		Salom Haufiku	85090710333
6	MR-6		Mirjam Ndesheetelwa Haufikuh	79022500209
7	MR-7		Marta Kaindume	90010400419
8	MR-8		Nghishelenga Mekeliwa Tangeni Apporos	81700547
9	MR-9		Tressia Hatutale	90112200206
10	MR-10		Titus Haikola	88072700553
11	MR-11		Mwalipeni Narimanguluke Erastus	85072010619
12	MR-12		Ngondjodi Haitembu	90111900298
13	MR-13		Paulina Ndapanda Shali	72051700486
14	MR-14		Vilho Iyambo Uzigo	76111000497
15	MR-15		Peter Jacob	59071500918
16	MR-16		Teofilus Nanhinda	79061510147
17	MR-17		Rehabeam Iyambo	70120600021
18	MR-18		Maria Megameno Shikongo	85030110453
19	MR-19		Anna Nangulohi Namupala	91020700181
20	MR-20		Johanna Mwanyangapo	79053110429
21	MR-21		Vaino Ndangi Mbango	74071401067
22	MR-22		Sakaria Awene	84123010277
23	MR-23			
24	MR-24		Johannes Salomo	83091511170
25	MR-25		Fredrich Lasarus	63091201562
26	MR-26		Lusia Ndelitungapo Shautama	86021800637
27	MR-27			
28	MR-28		Saara Ndapanda Paulus	96080501139
29	MR-29		Benyamen Sheehama Ndang Eposhe	81021810339
30	MR-30		Loide Ndapewa Iyambo	72032310147
31	MR-31		Jefta Nangombe	74050210126
32	MR-32		Iyaloo Tuhafeni Hainyanyula	80020710291
33	MR-33		Emilia Anna Jona	88012200295
34	MR-34		Alfeus Emvula	85032610167
35	MR-35		Linea Ufudima Kalushu	87092300867
36	MR-36		Henok Iitondoka Alombele	88092300615
37	MR-37		Saara Kapepo	85072710793
38	MR-38		Evelina Amkongo	74091000711
39	MR-39		Teofilia Iyaloo Nakale	90050600354
40	MR-40		Mirjam Hauwanga	88030700067

No	MR House #	ERF #	HH Name	HH ID #
41	MR-41		Helalia Tuyoleni Ndimulende	84081810710
42	MR-42		Fernard Nghishiposha Kaulinge	91072500760
43	MR-43		Rosilia Tuyenikegumbo Ndjodhi	78020910093
44	MR-44		Johannes Mekondjo David	78041610501
45	MR-45		Michael Walondele	85070810758
46	MR-46		Sakeus Shoopala Shatika	91100500170
47	MR-47		Monica Mweenda Hangula	86060400159
48	MR-48		Lucia Ndelitungapo Shautama	86021800637
49	MR-49		Johannes Kambonde	76080300532
50	MR-50		Angel Elsa Ruusa Sweetness Petrus	1091700095
51	MR-51		Marta Nalooliwa Hamatundu	92080800833
52	MR-52		David Aitula Iyambo	87091201191
53	MR-53		Immanuel Haihambo	83032210038
54	MR-54		Lea Nepaya	90071401334
55	MR-55		Ndinelago Katindi	90031300979
56	MR-56		Martha Itembu	84032510059
57	MR-57		Samuel Tangeni Festus	98021600470
58	MR-58		Salomvahanyeneni Shihepo	72072910064
59	MR-59		David Tuhafeni Shihepo	97031600782
60	MR-60		Sigfried Shinyemba Amukugo	86070100107
61	MR-61		Jason Hosian Leevi Shikongo	84101810478
62	MR-62		David Tuhafeni Haipinga	89121100160
63	MR-63		Eva Simaneka Itana	84111010016
64	MR-64		Jerobeam Taukondjo Johannes	79032610325
65	MR-65		Naboth David	77011000348
66	MR-66		Mwalipeni Johannes	86101001121
67	MR-67		Grace Shoopala	89081100564
68	MR-68		Rosalia Mwayukange Shidute	89031401269
69	MR-69		Frieda Nghinaalo Shidute	85121211357
70	MR-70		Eusebius Patrick Shimbali	72111300586
71	MR-71		Keulikuwa Ndahupula Naundobe	92031201287
72	MR-72		Ndilimeke Ndatila Joseph	88091901380
73	MR-73		Lavinia Naundobe	89050600662
74	MR-74		Tangi Shilomboleni Shuudi	90062400568
75	MR-75		Shafoxuna Sem Festus	91020101016
76	MR-76		Linda Pombili David	88061501023
77	MR-77		Josua-Gabriel Hamwaanyena	89090901407
78	MR-78		Virzinia Tuliikeneni Dionisiu	90121100731
79	MR-79		Johannes Ndalikokule Iiyambo	69080500666
80	MR-80		Martin Ndeulita	85050511501

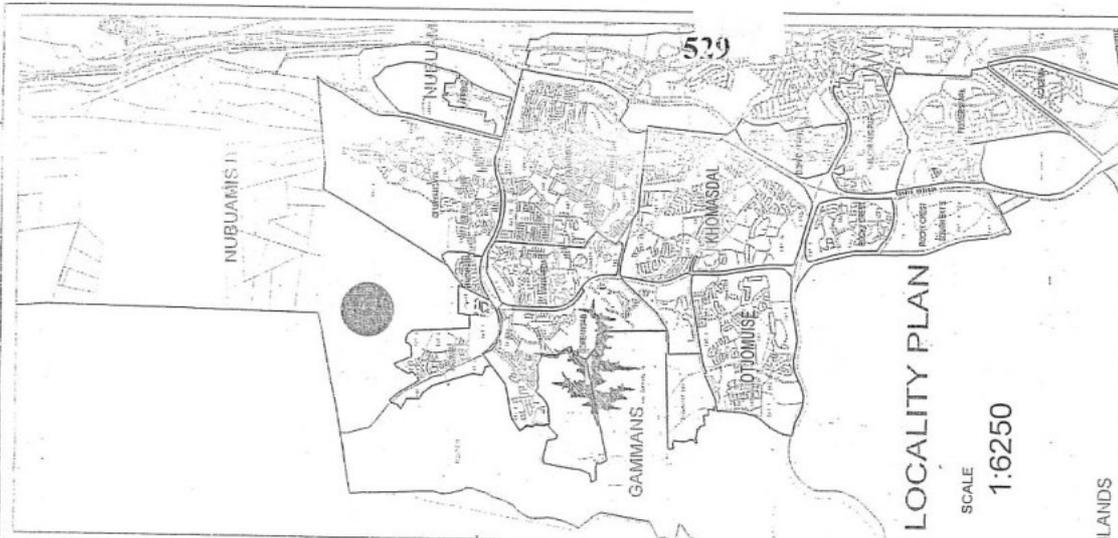
No	MR House #	ERF #	HH Name	HH ID #
81	MR-81		Ruusa Ilongeni Ndashe	83040110780
82	MR-82		Josephina Ndalileoshiwa Hashingola	97033000251
83	MR-83		Lucia Ndamonohamba Nghiyalwa	95032300257
84	MR-84		Lukas Pandeni Shatika	70082500916
85	MR-85		Natangwe Elifas	90092400396
86	MR-86		Sakaria Tjetunawo Tjingandje	91030401721
87	MR-87		Tobias Mekondjo Ruben	95072100065
88	MR-88		Aina Tuyoleni Ambole	78090310346
89	89		Henok Amwaalwa	81090210544
90	108			
91	109		Josefina .N. Shipingana	90052500667
92	150		Petrus .N.M.E. Nghiyalwa	96031500124
93	181		Frieda Moses	90091001439
94	197		Martha Mekondjo Uukule	85010710374
95	211		Shindume Emilia	80070810672
96	221		Sesilia .K. Tuukondjele	95091600531
97	223			
98	224			
99	225		Immanuel Nashivela	70032700385
100	228		Leonard Lebbeus	76092000423
101	233			
102	236		Helvi Petrus	62092400371
103	241			
104	242		Pedru Johannes	65071500280
105	244			
106	249			
107	251			
108	253			
109	254			
110	255			79091400099
111	266			
112	267		Lazarus Hashikutu	79091400099
113	269			
114	270			
115	271			
116	272		Ruth Jakobina Nghihulu	95051800367
117	274			
118	275			
119	276			
120	278			

No	MR House #	ERF #	HH Name	HH ID #
121	MRP-279		Lusianu Ndapewoshali	83111611043
122	MRP-281			
123	MRP-283			
124	MRP-287			
125	MRP-288			
126	MRP-290			
127	MRP-291			
128	MRP-292		Hilia S Nembenge	86100900513
129	MRP-293		Saima N Nekongo	81120210647
130	MRP-294			
131	MRP-296			
132	MRP-297			
133	MRP-298			
134	MRP-299			
135	MRP-300			
136	MRP-301			
137	MRP-302		Ester N Tjimushiva	83061110569
138	MRP-303		Josephina M Kalenga	81040310637
139	MRP-304			
140	MRP 1		Martin lipumbu	76052310138
141	MRP 3		Rauna T. Ndipwashimwe	79060610741
142	MRP4		Matheus S. Ndakolute	77101800149
143	MRP5			
144	MRP6			
145	MRP 9			
146	MRP 10			
147	MRP 11			
148	MRP 38		Olivia Shihepo	82021210782
149	MRP 40		Martha Nambahu	65012600630
150	MRP 41			
151	MRP 43		Helena M. Nakagumbo	75092900393
152	MRP 44			
153	MRP 45		Hilma L. Shivute	67040400294
154	MRP 46			
155	MRP 47			
156	MRP 68		Victori N Nangombe	76072110118
157	MRP 69		Taapopi Angula	76040210125
158	MRP 74			
159	MRP 76		Gerson N. Shipena	78052400384
160	MRP 79		Rachel N. hamukoto	78021210427

No	MR House #	ERF #	HH Name	HH ID #
161	MRP 80			
162	MRP 81			
163	MRP 83			
164	MRP 84			
165	MRP 85			



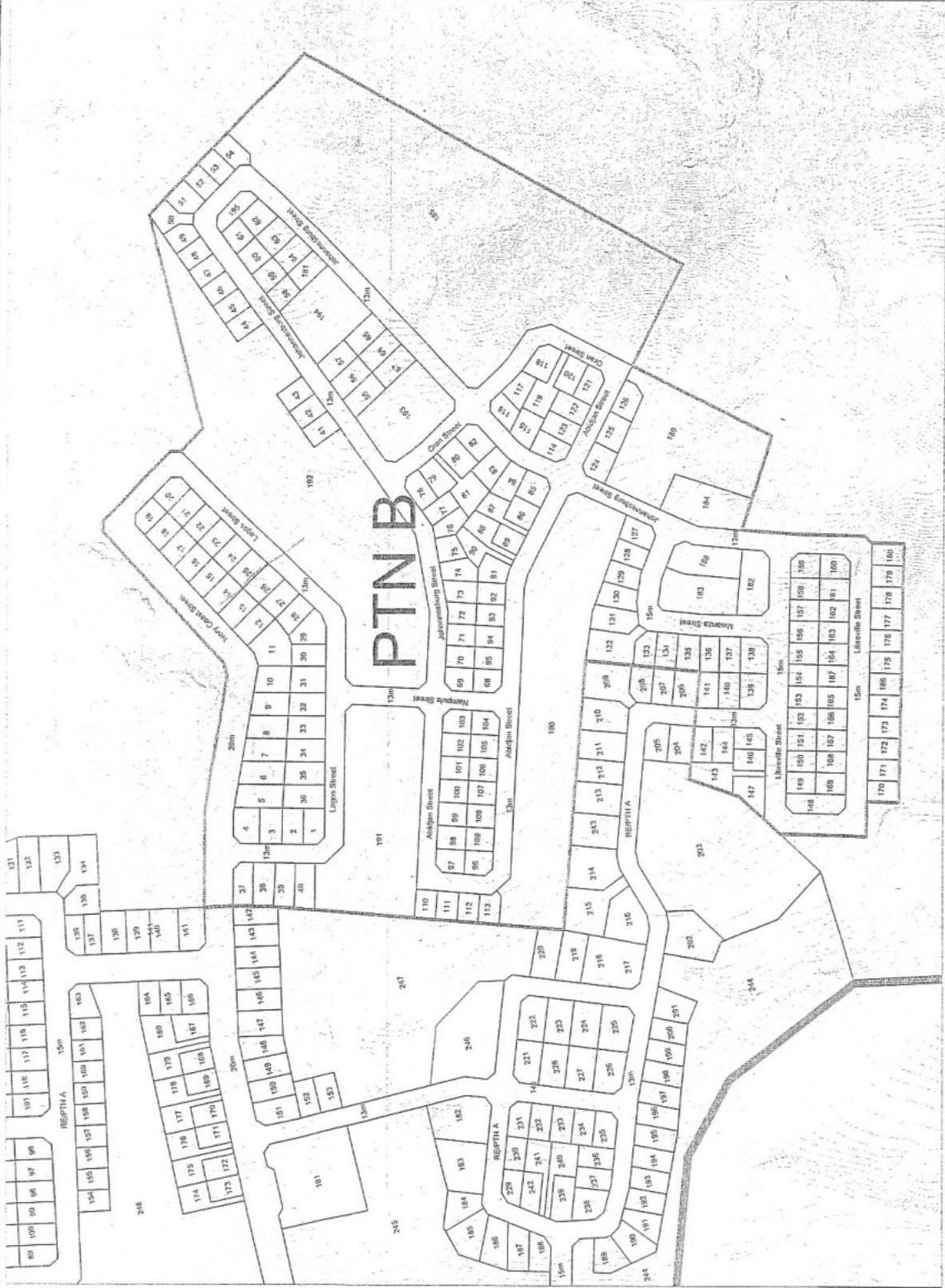
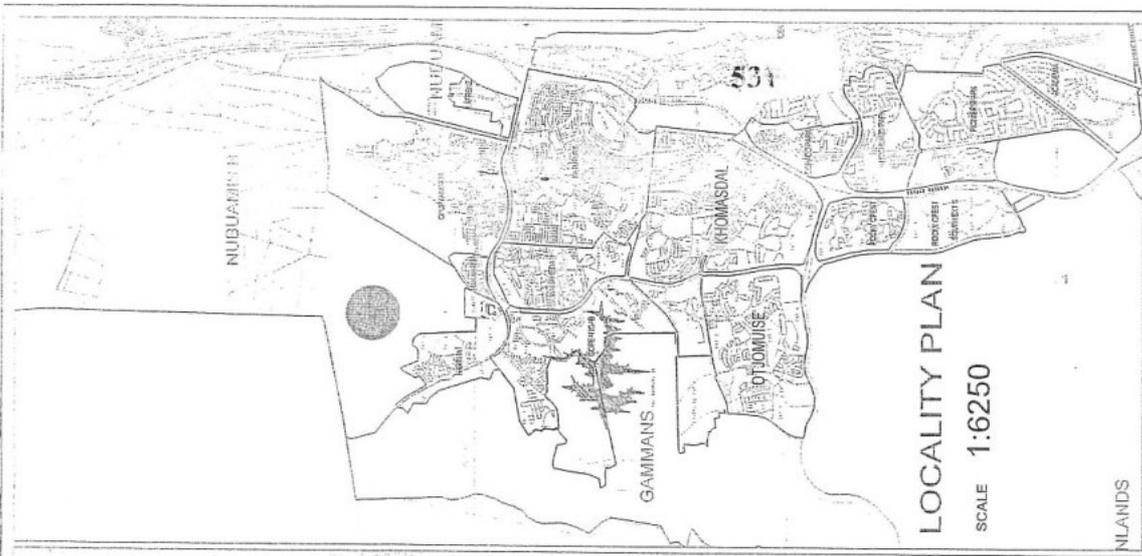
DATE	ASSIGNMENT DETAILS	
REFERENCE DRAWINGS		
NOTES		
The copyright of this drawing is reserved		
 STATE OF NAMIBIA		
HUMAN SETTLEMENTS		
DRAWN BY	DATE	APPROVAL HEAD
DESIGNED BY	DATE	
ENGINEERED BY	DATE	
CHECKED BY	DATE	
	DATE	
LOCALITY FOR PTN B OF Farm RE/1030		
SECTION		
FILE	DATE	
SCALE	DATE	
NOT TO SCALE		



REV.	DATE	DRAWN	CHECKED	REVISIONS
CARDEX: FILE:				
DESIGNED BY: Helena DATE 2021 CHECKED: Kakero DATE 2021 MANAGER HUMAN SETTLEMENT DATE				
REF. DWG: NETWORK: data4all RE_508/Farm 1030				
<b>Subdivision of Farm RE/1030 (a PTN of Farm RE/508) into PTN B and Remainder</b>				
SCALE 1:12500				REV.
Farm 1030				REV.

Farm No	Size (HA)
PTN B	20.5
RE/1030	462.5





REV.	DATE	DRAWN	CHECKED	REVISIONS
CARDEX: FILE:				
DESIGNED BY: Helena CHECKED: Kakeru MANAGER HUMAN SETTLEMENT				
DATE Sept 2021 DATE Sept 2021 DATE				
SCALE 1:3000			REV. Farm 1030	

REF. DWG: Data4allRE_508Farm_1030PTN B/final NETWORK: data4all RE_508/Farm 1030

Erf Zoning	Total No. of Erven
Public Open Spaces	10
Single Residential	181
Undetermined	1
General Residential	1
Business	1
Institutional	1
<b>Total Erven</b>	<b>195</b>





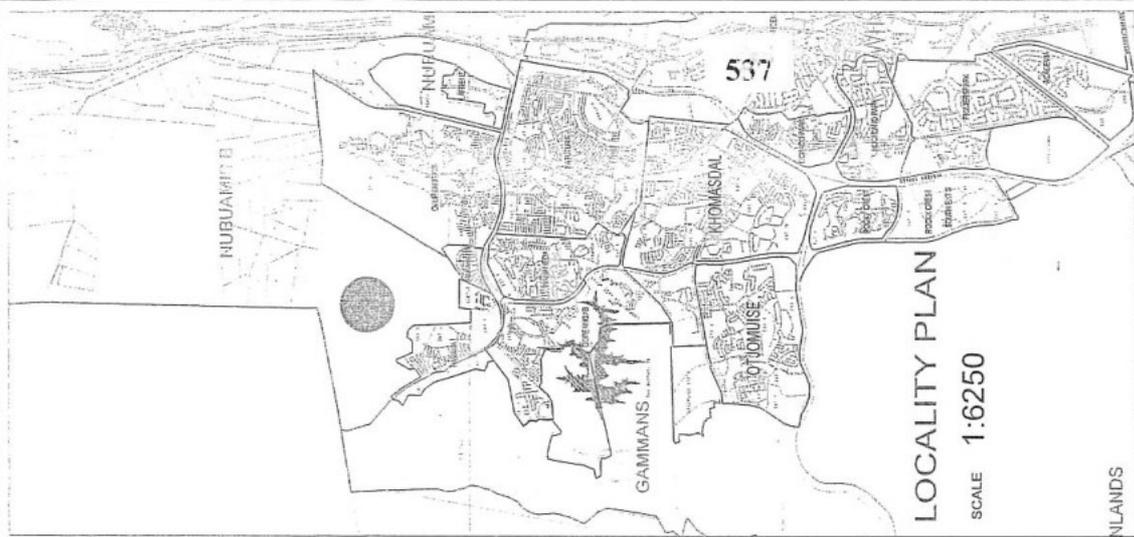
Erf no	Size	Zoning
1	360	Residential
2	375	Residential
3	375	Residential
4	431	Residential
5	571	Residential
6	478	Residential
7	452	Residential
8	426	Residential
9	400	Residential
10	432	Residential
11	647	Residential
12	392	Residential
13	383	Residential
14	375	Residential
15	367	Residential
16	359	Residential
17	350	Residential
18	342	Residential
19	321	Residential
20	344	Residential
21	356	Residential
22	356	Residential
23	356	Residential
24	356	Residential
25	357	Residential
26	360	Residential
27	364	Residential
28	373	Residential
29	440	Residential
30	362	Residential
31	458	Residential
32	410	Residential
33	425	Residential
34	440	Residential
35	454	Residential
36	487	Residential
37	399	Residential
38	389	Residential
39	400	Residential
40	411	Residential

Erf no	Size	Zoning
41	330	Residential
42	331	Residential
43	332	Residential
44	328	Residential
45	326	Residential
46	324	Residential
47	322	Residential
48	320	Residential
49	317	Residential
50	382	Residential
51	393	Residential
52	330	Residential
53	330	Residential
54	355	Residential
55	434	Residential
56	412	Residential
57	390	Residential
58	305	Residential
59	308	Residential
60	326	Residential
61	303	Residential
62	360	Residential
63	398	Residential
64	385	Residential
65	417	Residential
66	425	Residential
67	434	Residential
68	310	Residential
69	311	Residential
70	301	Residential
71	301	Residential
72	304	Residential
73	347	Residential
74	365	Residential
75	303	Residential
76	305	Residential
77	312	Residential
78	355	Residential
79	386	Residential
80	425	Residential

Erf no	Size	Zoning
81	570	Residential
82	412	Residential
83	429	Residential
84	381	Residential
85	387	Residential
86	360	Residential
87	382	Residential
88	445	Residential
89	300	Residential
90	401	Residential
91	354	Residential
92	300	Residential
93	300	Residential
94	300	Residential
95	300	Residential
96	323	Residential
97	312	Residential
98	324	Residential
99	324	Residential
100	324	Residential
101	324	Residential
102	324	Residential
103	319	Residential
104	319	Residential
105	324	Residential
106	324	Residential
107	324	Residential
108	324	Residential
109	323	Residential
110	300	Residential
111	300	Residential
112	300	Residential
113	311	Residential
114	376	Residential
115	394	Residential
116	326	Residential
117	344	Residential
118	425	Residential
119	528	Residential
120	375	Residential

Erf no	Size	Zoning
121	362	Residential
122	396	Residential
123	375	Residential
124	435	Residential
125	416	Residential
126	394	Residential
127	388	Residential
128	357	Residential
129	369	Residential
130	435	Residential
131	522	Residential
132	783	Residential
133	344	Residential
134	375	Residential
135	397	Residential
136	330	Residential
137	375	Residential
138	452	Residential
139	450	Residential
140	373	Residential
141	351	Residential
142	334	Residential
143	596	Residential
144	375	Residential
145	317	Residential
146	330	Residential
147	448	Residential
148	549	Residential
149	307	Residential
150	307	Residential
151	307	Residential
152	307	Residential
153	307	Residential
154	307	Residential
155	307	Residential
156	307	Residential
157	307	Residential
158	307	Residential
159	335	Residential
160	340	Residential

<b>Erf no</b>	<b>Size</b>	<b>Zoning</b>
161	340	Residential
162	311	Residential
163	311	Residential
164	311	Residential
165	312	Residential
166	312	Residential
167	312	Residential
168	312	Residential
169	312	Residential
170	312	Residential
171	330	Residential
172	330	Residential
173	330	Residential
174	330	Residential
175	330	Residential
176	330	Residential
177	330	Residential
178	330	Residential
179	330	Residential
180	330	Residential
181	379	Residential
182	899	Business
183	1460	General Res
184	1564	Insitutional
185	33645	Undetermined
186	330	Public Open Space
187	312	Public Open Space
188	1017	Public Open Space
189	6291	Public Open Space
190	13339	Public Open Space
191	8453	Public Open Space
192	21430	Public Open Space
193	2666	Public Open Space
194	2239	Public Open Space
195	359	Public Open Space



Erf Zoning	Total No. of Erven
Public Open Spaces	10
Single Residential	181
Undetermined	1
General Residential	1
Business	1
Institutional	1
<b>Total Erven</b>	<b>195</b>



REV.	DATE	DRAWN	CHECKED
CARDEX:			
FILE:			
DESIGNED BY:		DATE	
Helena		Sept 2021	
CHECKED:		DATE	
Kakero		Sept 2021	
MANAGER HUMAN SETTLEMENT		DATE	



REVIEWS	SCALE	REV.
REF. DWG: Data4allRE_508Farm 1030PTN Bfinal	1:3000	Farm 1030
NETWORK: data4allRE_508/Farm 1030		
<b>STREET NAMES</b>		

## **1. Department of Urban and Transport Planning**

### **1.1 Roads and traffic flow**

This Division has objection to the proposed Township establishment on Portion B of Farm 1030 of the Farm RE/508 for resettlement purposes; due to the following:

1. Roads giving access to Business and General Residential properties should be minimum 15m wide.
2. All streets to end in cul de sacs having minimum diameter of 28m, this includes the street next to erf 201.
3. That as part of the detail design, desire public transport lines be verified between point of interests (business nodes) and integration with existing public transport lines, subject to further consultation with Public Transport. Its specifically recommended that lay-bays be created to make provision for public transport facilities, adjacent to the business and general residential erven as a major public transport node, for taxis and busses, having maximum walking distance of 400 meters and integrated with safe NMT crossing facilities.

### **1.2 Sustainable Development**

The Division has no objection to the proposed layout provided that all Technical Departments also support the proposed development.

### **1.3 Stormwater Planning and Design**

This Division has no objection to the proposed Township Establishment on Portion B of Farm 1030 (Farm 1030 being a Portion of Farm RE/508), provided:

1. That the applicant appoints a registered professional Engineer to compile a detailed 50-year flood report of the river and other stormwater courses to own cost and risk.
2. That the applicant applies the conditions as stipulated in the detailed 50-year flood report.

3. That the applicant accepts the outcome of the detailed 50-year flood report, and if allowed by the flood report, appoints a registered professional engineer to submit detailed engineering plans as to how the proposed portions is to be protected against any potential flood damage.
4. That no adjacent or opposite property be negatively affected by the proposed development along the river and other stormwater courses.
5. That no development be allowed within the 50-year flood level of the river and other stormwater courses.
6. That no development be allowed onto or over any stormwater system or structure.
7. That any stormwater or river crossing, be accommodative of at least a 50-year flood, and that any river crossing be designed by a registered professional Engineer.
8. That the applicant, through the detailed flood report, verify the extent of public open spaces to accommodate the required stormwater flow.
9. That the proposed erven affected by the 50 year flood level of the major and other stormwater courses be protected against the 50 year flood level prior to the approval of any building plans for these erven.
10. That surface storm water runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:
  - (1) That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) may be constructed on or over the property or located in such a way that –
    - (a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
    - (b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalised) is or can be changed, canalised or impeded.
    - (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.

11. That prior approval must be obtained from the Chief Engineer: Planning, Design & Traffic Flow if the accommodation of the stormwater on the proposed portion is contemplated.
12. That Engineering drawings on how the stormwater would be accommodated to the satisfaction of the Chief Engineer, Planning, Design & Traffic Flow be submitted for approval simultaneously with the building plans.
13. That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted prior to the approval thereof.
14. That no building plan will be approved until the above stormwater conditions are met.
15. That roads and stormwater be planned, designed and constructed to municipal standard.
16. That it be recommended that Erven 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 62, 66, 78, 95, 82, 91, 90, 151, 152, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 222, 206, 207, 192, 193, 205, 204, 203, 196, 202, 201(POS) or parts there-of be made public open spaces for the purpose of stormwater flow.
17. That it be recommended that the applicant's Engineer confirms the required horizontal alignment and width of the required access roads to the proposed Portion B of the Farm 1030, including its alignment with the proposed internal road reserves of the referred portion, and if required, revise the proposed road layout plan and re-submit it for municipal consideration.
18. That it be recommended that Erven 13, 14, 25, 26, 35, 42, 43, 44, 53, 59, 60, 71, 75, 76, 97, 95, 94, 91, 222, 138, 194, 195, 197, 198, 200, 175, 176, 177, 179, 180, 181, 210, 219, 220, as well as any other erf on the proposed Portion B of the Farm 1030 affected by stormwater, be sold with relevant stormwater conditions.
19. That a condition for the resale of property with a stormwater course, listed in item 18 above, be included in the Title Deed of the erf, whereby transfer to a third party only take place with approval of the City of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]
20. That it be recommended that the proposed 8 meter wide road reserve, situated between proposed Erven 171 and 202, as well as the proposed 10 meter wide road reserve situated between proposed Erven 201, 206 and 207, be made public open space to accommodate the required stormwater flow with the relevant erven as listed in item 17 above.

21. That it be recommended that the applicant's registered professional Engineer considers either the provision of a turning circle with a diameter of at least 28 meters at the end of the proposed 13 meter wide road reserve, adjacent to the proposed Erf 200, or alternatively to extend the proposed 13 meter wide road reserve to cross the proposed Erf 173, and align with that section of road instead.
22. Due to the steep slopes in some sections of proposed road reserves, it is not recommended to provide interim gravel wearing course roads that will only be surfaced at a later stage, and note that all roads with a horizontal slope of more than 12%, be surfaced when constructed.
23. That road reserve widths for the proposed Portion B of Farm 1030 development clearly be indicated on the road layout plan.
24. That road reserve widths less than the recommended minimum 13 meters be revised to comply with the required standards along the full length of affected roads, i.e. between proposed Erven 201 and 206, between proposed Erven 203 and 201, between proposed Erven 205 and 206, between proposed Erven 190, 184 and 185 and between proposed Erven 139, 140 and 222.
25. That road reserves with varying widths be revised to comply with the required standards along the full length of affected roads, i.e. between proposed Erven 201 and 206, between proposed Erven 190, 184 and 185, between proposed Erven 139, 140 and 222, as well as the road reserves adjacent to proposed Erven 29 to 36 and adjacent to proposed Erven 45, 223, 102 and 103.
26. That the proposed horizontal road layout with curves in access of 90 degrees be revised to accommodate the required vehicular movement, ie. in front of Erven 109, 126, 169 and 190.
27. That a temporary road turning circle with a diameter of at least 28 meters be provided along the south western boundary of the proposed Portion B of the Farm 1030, situated at proposed Erf 174.
28. That the applicant reconsiders the purpose and feasibility of the proposed 13 meter wide road reserve and cul-de-sac in the most southern part of the proposed Portion B of the Farm 1030, and if required, submit a revised road layout plan for municipal consideration.
29. That the applicant's Engineer confirms with the City of Windhoek the required horizontal alignment and width of the required access roads to the proposed Portion B of the Farm 1030, including its alignment with the proposed internal road reserves of the referred portion, and if required, revise the proposed road layout plan and resubmit it for municipal consideration.

30. That the applicant's professional Engineer needs to take note and consult regarding the steep slopes in various areas of the proposed Portion B of Farm 1030 where roads may exceed the maximum slope requirements.
31. That should any works requires to be taken over by the City, a development agreement be signed prior to the commencement of any works.

## **2. Department of Water infrastructure and Technical services**

### **2.1 Engineering Service division**

#### **Consideration:**

PTN B of Farm 1030 township falls within the existing Katlo pressure zone. The closest bulk water line is located within Ivory Coast Street that needs to be extended to serve the township.

A river runs in a north-southern direction west from the township that passes the north-eastern Havana sewer ponds. A bulk sewer line is situated west of this river while the township is situated east of the river. The sewer system of the township will not be able to gravitate to the existing bulk sewer line due to the river. At least two sewer line pipe-bridges or a sewerage pump station has to be constructed to serve the entire township with sewer services.

#### **Comments:**

The following will be subject to consideration of the township development;

1. A Professional Registered Engineer to be appointed to do the water and sewer infrastructure designs for this township.
2. The appointed Engineer to submit an Engineering Design Report (full hydraulic analyses and WADISO model) to proof that the township can be supplied with water from the Katlo pressure zone with sufficient pressure, or propose an alternative source of supply. Any upgrade of water infrastructure if required should be include in the development costs of this township, and should be upgraded when services are provided for this township.

3. The Developer to provide an Engineering Design Report (full hydraulic analyses and SEWSAN model) to prove that the sewer infrastructure downstream of the township is sufficient to convey the sewer generated from the township in addition to the current load for which it was designed, without compromising the integrity of the existing infrastructure. If the later infrastructure is deemed insufficient, the upgrade of the infrastructure should be included in the development costs of this township, and should be upgraded when services are provided for this township. The Report should also indicate how the entire township will be served with sewer services.

Further to the above comments, the following conditions apply for all developments (CoW, Private Developments, PPP's, etc.);

- The design of the water and sewerage reticulation networks, as well as wastewater treatment plants, reservoirs and pump stations if applicable, must be done by Professionally Registered Engineer's (details to be submitted for approval before design work commences).
- The design of the water and sewerage reticulation networks, as well as waste water treatment plants, reservoirs and pump stations if applicable, must be done according to the standards and specifications of the Strategic Executive: Infrastructure, Water & Technical Services and must be submitted for approval by the applicant to the Strategic Executive: Infrastructure, Water & Technical Services before any work may proceed.
- Design criteria are to be in accordance with the "The Guidelines for human settlement, planning and design" as published by the Council of Scientific and Industrial Research (CSIR) and are available on-line at [http://www.csir.co.za/Built\\_environment/RedBook/](http://www.csir.co.za/Built_environment/RedBook/).
- Materials and construction standards are to comply with the latest edition of SANS 1200 and CoW special standards.
- Water reticulation networks must connect to the existing main services provided by NamWater or the City of Windhoek and all connection points must be approved by the City of Windhoek.
- The design of the water and sewerage reticulation networks, as well as wastewater treatment plants, reservoirs and pump stations if applicable, must be done on a CAD system adaptable

to the system used by the City of Windhoek and the information will be made available to the Chief Engineer: Engineering Services. (A complete set of as-built drawings (paper copies and electronically), hydraulic models (WADISO & SEWSAN) must be submitted to the Strategic Executive: Infrastructure, Water & Technical Services or his representative once the project is completed.)

- The existing water, sewer, electricity and telecom services must be indicated on the construction drawings. The applicant will be held responsible for any damages to existing services.
- Professionally Registered Engineers must supervise the construction of the water and sewerage reticulation networks, as well as waste water treatment plants, reservoirs and pump stations if applicable, to ensure that the work is done to the satisfaction of the Strategic Executive: Infrastructure, Water & Technical Services, and a Certificate of Acceptance shall be submitted by the applicant's engineer to certify that construction conforms to the design and approved drawings.
- No deviations in-situ from the "Released for Construction" drawings will be allowed, in the absence of preapproval from the Strategic Executive: Infrastructure, Water & Technical Services. The developer will be responsible to "make good" these deviations where no such approval exist.
- After the construction period, all the new services must be inspected by the Chief Engineers: Engineering Services and Bulk & Waste Water or their respective representatives at an official site inspection where-after a Certificate of Completion will be issued to the applicant.
- No building plan for any improvements will be approved without the proof of a Certificate of Completion of the water and sewerage infrastructure, as well as wastewater treatment plants, reservoirs and pump stations, if applicable.
- The applicant must bear the full costs of all water and sewer services (as well as wastewater treatment plants, reservoirs and pump stations, if applicable), including the professional fees for planning, design and supervision costs and the construction costs.
- The applicant will be held responsible by the Strategic Executive: Infrastructure, Water & Technical Services for a retention period of 12 months on the water and sewerage reticulation networks (as well as reservoirs and pump stations if applicable) after completion and take-

over of the works. This will only be applicable where services are taken over by the City of Windhoek.

- The operation and maintenance of the waste water treatment plant shall be the responsibility of the applicant for a predetermined number of years as described in the Development Agreement which will dictate taking over pre-conditions (if applicable).
- There is a possibility that The City of Windhoek will not be able to take-over the services and to do any maintenance on the water and sewerage reticulation networks. In this case, the applicant will then be responsible to do maintenance on all the water and sewerage reticulation networks until such time that the City of Windhoek will be able to take-over the services. The Chief Engineer: Bulk & Wastewater should be contacted regarding the taking-over of services.
- If it comes to the attention of the City of Windhoek that any of the works constructed by the applicant are at fault, no further developments will be permitted and no building plans will be approved until such time that the works are rectified to the satisfaction of the Chief Engineers: Engineering Services and Bulk & Waste Water.

### **3. Department of Electricity**

- Bulk electrical services are not available. However the radial underground 11 kV cable network to Havana Primary School can be extended to supply power to Farm 1030, Portions A & B for the interim period, until such time that the load allowed for a proper ring-feed supply.
- Three substation will be required for the development and the Open Space Areas and "General Residential Erven" can be utilized for this purpose.
- No Electrical Overhead Lines are in close proximity to the development and for that reason no servitudes need to be registered.
- Details of NamPower Contact Details regarding information on their servitudes are:

Mr. Smut Matengu

Principle Engineering Assistant – Lands and Servitudes

Wires Business|Transmission|NamPower

061-205-2984

Smut.matengu@nampower.com.na

The cost of providing full services will be approximately as follows:

• Bulk Services (Extension of radial MV feeds to provide ring feed to developments Farm 1030(A & B):	N\$2,000,000.00
• Secondary internal MV Network (Cables & Miniature Substations):	2,800,000.00
• LV Network:	2,300,000.00
• Streetlighting:	710,000.00
Total	N\$7,810,000.00

## **4. Department of Economic Development and Community Services**

### **4.1 Health and Environmental Services**

The Division in principle has no objection to the layout provided that the followings are addressed satisfactorily after the approval of the Layout.

- That a comprehensive Environmental Impact Assessment Study that will address issues such as construction of bulk services (Treatment Plant, Portable Water Pipeline, Roads, Electricity Lines and Substations) is conducted.
- In the event, the Department appoints an External Consultant, The Division of Health and Environment Services is informed upon commencing with the Environmental Assessment process.
- That the EIA report is submitted to the Health and Environment Services Division for review and comments.
- That the approved Environmental Management Plan and Environmental Clearance Certificates submitted to the Division.



Prepared by me

*A. Eiseb*  
.....  
CONVEYANCER  
UEITELE SFI

COPY ISSUED—DATE.... 2010-06-01 .....

APPLICATION NO. *11A 245/2010*

CERTIFICATE of *Registered* TITLE

No. *2386/2010* Issued in terms of

Section *43 Act 47/37*

In respect of *PHW the far as S8*

= *11326/10*

Remainder *2309, 9566/10*

**W.T.S. EISEB**  
DEPUTY REGISTRAR

2010-06-03

T 2008 / 2003

**CERTIFICATE OF CONSOLIDATED TITLE**  
(Issued under Section 40 of the  
Deeds Registries Act, 1937 (No 47 of 1937))

WHEREAS the

**MUNICIPAL COUNCIL OF WINDHOEK**

has applied for the issue to the **MUNICIPAL COUNCIL OF WINDHOEK** of  
a Certificate of Consolidated Title under section 40 of the of the Deeds  
Registries Act, 1937 (Act No. 47 of 1937)

ISSUED FOR INFORMATION ONLY

*110*

*se*     *l*     *W*     *S.U.*

And whereas the MUNICIPAL COUNCIL OF WINDHOEK is the registered owner of:

(I) CERTAIN: REMAINDER OF THE FARM GAMMAMS NO. 36

SITUATE: IN THE MUNICIPALITY OF WINDHOEK  
REGISTRATION DIVISION "K"  
KHOMAS REGION

HELD BY GOVERNMENT GRANT NO. 105/1960.

AND

(II) CERTAIN: REMAINDER OF PORTION B OF THE FARM  
NUBUAMIS NO. 37

SITUATE: IN THE MUNICIPALITY OF WINDHOEK  
REGISTRATION DIVISION "K"  
KHOMAS REGION

HELD BY DEED OF TRANSFER NO. T 3326/1987

NOWHEREFORE, in pursuance of the provisions of the said Act, I, the <sup>Deputy</sup> REGISTRAR OF DEEDS at WINDHOEK, do hereby certify that the MUNICIPAL COUNCIL OF WINDHOEK its successors in title or assigns is the Registered owner of:

CERTAIN: FARM NO. 508

SITUATE: IN THE MUNICIPALITY OF WINDHOEK  
REGISTRATION DIVISION "K"  
KHOMAS REGION

IN EXTENT: 2311, 0895 (TWO THREE ONE COMMA NIL  
EIGHT NINE FIVE) HECTARES AS  
INDIICATED ON THE ANNEXED DIGRAM  
NO. A343/2002.

A SUBJECT TO THE FOLLOWING CONDITIONS created in Government Grant No. 11/1935 in respect of the portion represented by the figures a B C D E F G H J K L M N P Q R S T U

*[Handwritten signatures and initials]*

V W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1  
S1 T1 V1 W1 X1 Y1 Z1 A2 p n m l k j h g f e d c b namely;

[a] That the land hereby granted shall be subject to the laws for the time being of the Republic of Namibia, respecting minerals, prospecting, mining and all rights and matters incidental thereto.

[b] That the Administrator may at any time and in any such manner and under such conditions as he may think fit:

[i] construct or authorise the construction of dams or reservoirs upon the land hereby granted,

[ii] construct or authorise the construction upon, through or under the land hereby granted, of waterfurrows, pipelines, canals and drains, and conduct or authorise the conducting of water therefrom or thereover for the benefit of the public or of any owner or occupier of neighbouring land

[iii] construct and work or authorise the construction and working, subject to the provisions of any laws of railways, roads, telegraph and telephone lines on or over the land hereby granted

and take material from the land hereby granted for the purpose of any such works.

Compensation shall be paid to the grantee for any loss or damage sustained by him by reason of the exercise of the powers aforesaid, provided however, that there shall be set off against the loss or damage caused to the grantee the benefit instant or prospective which he derives or is likely to derive by reason of the construction of the works. In the event of compensation being payable the amount thereof shall be mutually agreed upon or failing such agreement, shall be determined by arbitration.

[c] That the Administrator may at any time and in any such manner and under such conditions as he may think fit resume for public purposes the whole or any portion of the land hereby granted, subject to the

ISSUED FOR INFORMATION ONLY

Je

L

B s.u.

payment of such compensation as may be agreed upon or in default of agreement as may be determined by arbitration.

[d] That the land is subject to all reservations, servitudes, obligations, laws and regulations which already exist or may hereafter be established or made by competent authority.

[e] That all roads, thoroughfares and rights of outspan being or existing on the land hereby granted shall remain free and unencumbered unless the same be cancelled, closed or altered by competent authority.

[f] That the grantee shall be required to grant any adjacent or neighbouring proprietor a way or road of necessity over the land hereby granted to or from the land of such adjacent or neighbouring proprietor.

[g] That the owner shall be liable for the prompt payment of such land taxes as are payable according to law.

**B** **FURTHER SUBJECT**, in respect of the portion represented by the figures a B C D E F G H J K L M N P Q R S T U V W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1 S1 T1 V1 W1 X1 Y1 Z1 A2 p n m l k j h g f e d c b, to a servitude in perpetuity to lead electricity over the abovementioned portion by two separate power lines, subject to the conditions and with ancillary rights created by Notarial Deed No. K 63/1973s in favour of NAMPOWER LIMITED.

**C** **AND FURTHERMORE SUBJECT**, in respect of the portion represented by the figures a B C D E F G H J K L M N P Q R S T U V W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1 S1 T1 V1 W1 X1 Y1 Z1 A2 p n m l k j h g f e d c b, to the following condition created by endorsement in terms of section 22(4) of Ordinance 11/1963 namely, "the transferee is prohibited from

FOR OFFICIAL USE ONLY

*[Handwritten signatures and initials]* 5-4

erecting any further buildings on the abovementioned portion except for farming activities.

- D **AND FURTHERMORE SUBJECT** to a Servitude of Road Reserve as indicated by the figure P a1 G H J b1 N on Diagram No. 343/2002.
- E **AND FURTHERMORE SUBJECT** to a Servitude of as indicated on as indicated by the figure t u v w Diagram No. 343/2002.
- F **AND FURTHERMORE SUBJECT** to a Powerline Servitude as indicated by the figure P c1 d1 e1 f1 g1 h1 j1 k1 L1 on Diagram No. 343/2002.

Signed at WINDHOEK this  
with my seal of office.

28 APR 2005

and confirmed



REGISTRAR OF DEEDS

SCHEDULE**2) Name of Township**

The Township shall be called **Havana Extension 11**

**3) Composition of Township**

The township comprises 195 erven numbered 1 to 195 and Remainder Street.

**4) Reservation of Erven**

The following erven are reserved for the Local Authority:

- Public Open Space: 186 to 195
- Street: Remainder Portion B

**5) Conditions of title**

The following condition shall be registered in favour of the Local Authority against the title deeds of all erven (*except reserved erven listed under Point 3 above, against which no conditions shall be registered*):

- a) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Urban and Regional Planning Act (Act 5 of 2018);
- b) That, the minimum building value of any erf zoned "Institutional" shall equal the current municipal value of the land comprising that erf;
- c) The minimum building value of any erf zoned "Business" shall equal 4 times the current That, municipal value of the land comprising that erf;
- d) No minimum building value of any erf zoned "Residential", or "General Residential" shall equal 2 times the current municipal value of the land comprising that erf;
- e) Erven 186 to 195 be reserved as Public Open Spaces; and
- f) Remainder Portion B be reserved as street.

The City of Windhoek

Manager: Property Management

Date: 14/04/2021

Dear Sir/Madam

NEIGHBOURS' CONSENT

SALE OF ERF Re-284, ROCKY CREST TO THE OWNER OF ERF 287, ROCKY CREST FOR CONSOLIDATION PURPOSES

I/WE, DAVID FIYAMBO

IDENTIFICATION NUMBER(S) 821224 000 70 THE OWNER(S) OF ERF 288  
ROCKY CREST, ~~OBJECTS~~ DOES NOT OBJECT TO THE INTENDED SALE. (Delete what does not apply).

  
(SIGN)

DATE: 14/04/2021

(SIGN)

I/WE, PHILIPPO W. SAMBULE

IDENTIFICATION NUMBER(S) 91122222 000 70 THE OWNER(S) OF ERF 285  
ROCKY CREST, ~~OBJECTS~~ DOES NOT OBJECT TO THE INTENDED SALE. (Delete what does not apply).

  
(SIGN)

DATE: 15/04/2021

---

Erf. 287, Virgin Island Street  
Rocky Crest  
P.O Box 3524  
Windhoek  
Republic of Namibia

Email: [elouis@unam.na](mailto:elouis@unam.na)  
Cell 081 166 66654

---

7 April 2016

Mr. Elly Shipiki  
Strategic Executive: Property Management  
City of Windhoek  
P.O. Box 59  
Windhoek  
Republic of Namibia

Dear Mr. Shipiki

Re: Request for Piece of Land

It gives me the greatest of pleasures to direct this communication to your office and plead that you will find time in your hectic schedule to consider this matter and revert to me at your earliest convenience.

I am a law-abiding citizen and resident of Windhoek and the owner of Erf. 287 situated in Virgin Island in Rocky Island where I have lived for the past 15 years. It pains me to inform you that next to my erf is a piece of land next to the river that is uninhabited.

This piece of land has become a haven for criminals and makes our lives very vulnerable and safe.

It is against that background that I direct this communication to your office to seek your advice and suggestion on the appropriate procedures to follow if I should want to acquire this piece of land next to my residence.

As this matter is a serious issue, I will be ready to report to you immediately or to respond to any of your officials that you may assign to deal with this matter.

Sincerely yours

E. Louis

---

And the said Appearer declared that

Her Principal had truly and legally sold on the 4<sup>th</sup> of August 2005 to sell the undermentioned property to the undermentioned purchaser,

and that she in her capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of

**EDWARD JOACHIM LOUIS**  
Born on 26 December 1968  
unmarried

His heirs, Executors, Administrators or Assigns

**CERTAIN:** Erf No 287 Rocky Crest  
Extension no. 3

**SITUATE:** In the Municipality of WINDHOEK  
Registration Division "K", Khomas Region

**MEASURING:** 400 (Four Nil Nil) Square metres.

**FIRST** transferred and still held by Deed of Transfer no. T 6640/2005  
with General Plan no. A731/1993 relating thereto

**A. SUBJECT** to the following condition imposed in terms of Government Notice  
No. 49 of 1994, and created in the said Deed of Transfer no.  
T 6640 /2005, namely:-

**IN FAVOUR OF THE MUNICIPAL COUNCIL OF WINDHOEK:**

- (a) The erf shall only be used for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954).
- (b) No trees known as Prosopis SSP shall be planted or permitted to grow on the erf.
- (c) The building value of the main building, excluding the outbuildings, to be erected on the erf shall be at least twice the prevailing local authority value of the erf.

**B. FURTHER SUBJECT** to the reservation by the Municipal Council of Windhoek of the right to access and use without compensation of the area 3 metres parallel with any boundary for the construction and maintenance of municipal services in respect of water, sewerage, drainage, electricity and gas, which right includes the right to place on such erf temporarily any materials that may be excavated during such operations on the erf or adjacent erf.

Wherefore the Appearer, renouncing all the Right and Title which the Transferor heretofore had to the premises, did, in consequence also acknowledge the said Transferor to be entirely dispossessed of, and disentitled to, the same, and that, by virtue of these presents, the said TRANSFEREE his heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, The State, however, reserving its rights, and finally acknowledging the purchase price to the sum of N\$60 000,00

Signed at WINDHOEK, on 10 NOV 2005, together with the appearer, and confirmed with my seal of office.



Signature of appearer

In my presence



Registrar of Deeds.



REPUBLIC OF NAMIBIA  
NATIONAL IDENTITY CARD

NO. 681226 0043 3

SURNAME  
LOUIS  
FIRST NAME(S)  
EDWARD




*Louis*

DATE OF BIRTH  
1968-12-26

CITIZENSHIP  
CITIZEN

PLACE/COUNTRY OF BIRTH  
WINDHOEK

HEIGHT/M  
1,70

EYE COLOUR  
BROWN

SEX  
MALE

DATE OF ISSUE  
2005-12-30

APPL. NO.  
J57771




68122600433

REPUBLIC OF NAMIBIA  
POLICE REGIONAL  
COMMUNICATIONS REGION

24 FEB 2021

CHANGING OFFICE

I hereby certify that this is a true and correct copy of the original as it appears on the file, from the records of the Regional Office, Windhoek.

*[Signature]*

Signature

*File 4/285/284/RC*

558



Republic of Namibia

**Ministry of Regional and Local Government,  
Housing and Rural Development**

Tel: (+264 61) 2975111  
Fax: (+264 61) 2975096

Government Office Park  
Luther Street

Private Bag 13289  
Windhoek Namibia

Enquiries: H van Wyk  
Tel: (+264+61 2975230/ 5231)

Our Ref: 17/41/WS3/16 Ext 3  
Your Ref:

Date: 21 August 2014

**The Chief Executive Officer  
City of Windhoek  
P O Box 59  
Windhoek**

Dear Sir/Madam,

**SUBJECT: ROCKY CREST EXTENSION 3: SUBDIVISION OF ERF 284 AND  
SUBSEQUENT CONSOLIDATION WITH ERF 285**

- 1. Copy for your information.
- 2. Your letter L/284/RC dated 11 November 2013 has reference:

Yours faithfully

*[Signature]*  
**TOWNSHIPS BOARD SECRETARIAT**

*All official correspondence must be addressed to the Permanent Secretary*



REPUBLIC OF NAMIBIA  
MINISTRY OF REGIONAL AND  
LOCAL GOVERNMENT, HOUSING AND RURAL DEVELOPMENT

Townships and Division of Land Ordinance, 1963

# CERTIFICATE

I hereby certify, in terms of section 19 (7) of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) that I have approved the subdivision of:

Erf 284

in the Township of

Rocky Crest Extension 3

Into two portions

designated.

Erf 1454 and the Remainder of Erf 284, Rocky Crest Extension 3.

Please Note: This subdivision certificate is only valid for two years from date of notification in terms of section 19 (13) of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) subject to the conditions as attached hereto. Application may be made for extension of time within this two year period, after which this permission shall lapse and re-application shall be required to



.....  
  
Minister of Regional and Local  
Government, Housing and Rural  
Development

Item

289/2013  
17/4/1/W3/16

Date

05 December 2013

**ROCKY CREST EXTENSION 3: SUBDIVISION OF ERF 284 AND SUBSEQUENT CONSOLIDATION WITH ERF 285 (RITTA KHIBA PLANNING CONSULTANTS)  
(Rock. A/3-MG-5AC/W2)**

The Board recommended that –

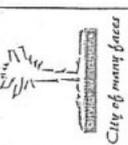
- a) Erf 284, Rocky Crest Extension 3 be subdivided into Erf 1454 and the Remainder of Erf 284, Rocky Crest Extension 3;
- b) Erf 1454, Rocky Crest Extension 3 be consolidated with Erf 285, Rocky Crest Extension 3 into Erf 1455, Rocky Crest Extension 3 simultaneously with transfer;
- c) the conditions registered against Erven 284 and 285, Rocky Crest Extension 3 be cancelled and the following conditions be registered against Erf 1455 and the Remainder of Erf 284, Rocky Crest Extension 3; and

**IN FAVOUR OF THE LOCAL AUTHORITY**

- A. The erf shall only be used or occupied for purposes which are in accordance with and the use or occupation of the erf shall at all times be subject to the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.
- B. The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.
- d) the following condition be registered additionally against the Remainder of Erf 284, Rocky Crest Extension 3:

**IN FAVOUR OF THE LOCAL AUTHORITY**

The erf shall not be sold for residential purposes as a unit without being consolidated since it is less than 300m<sup>2</sup> in extent.

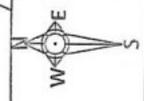


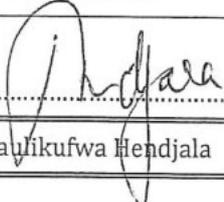
CONSOLIDATION OF THE REMAINDER OF ERF 284 AND ERF 287,  
 INTO CONSOLIDATED ERF X, ROCKY CREST

21 NOVEMBER 2018

PATH: Cad/groups/geomatics/287-RC PLAN NO: RC 287

SCALE 1:1 000



VALUATION CERTIFICATE		
DIVISION: VALUATION SERVICES		
DATE OF VALUATION; 24/2/2021		
Erf No.:	R/284	Suburb: Rocky Crest Street name: Virgin Island
Erf size:	unknown m <sup>2</sup>	Zoning: Residential Density: 1/250
Required portion size:	235 m <sup>2</sup>	
Current use of the portion under consideration:	vacant	
Acquisition purpose:	To be sold and consolidated with erf 287 Rocky Crest	
Current vacant land going price/ m <sup>2</sup>	N\$ 1126	
Size of the portion Required	235 m <sup>2</sup>	
Estimated market Value	N\$ 265 000	
<p>Erf 677 and 1081 Rocky Crest in the table below were sold by Council on Auction dated 27/11/2008 at an average price of N\$455.26/m<sup>2</sup>. After escalation from 2009 to 2020 a price per square of N\$1126 was produced. Therefore, the subjects should be valued at N\$ 1126/m<sup>2</sup>.</p>		
<p><i>Value Valid until end of October 2021</i></p>		
<p>.....  </p>		
Valued-by:	Kaulikufwa Hendjala	Date: 24/2/2021

563

287, RC





503

ORIGINAL

Du Toit  
TOWN PLANNING CONSULTANTS

1<sup>st</sup> floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia  
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

Enquiries: D. Opperman  
Tel: +264 81 835 2021  
Ref: WHK/6791

Strategic Executive  
Department of Urban and Transport Planning  
Windhoek City Council  
P O Box 59  
WINDHOEK

28 June 2021

For Attention: Mr. Hugo Rust

Dear Mr. Rust

**REZONING OF ERF 6791, NO. 36 GENERAL MURTALA RAMAT MUHAMMED AVENUE, WINDHOEK FROM 'OFFICE' WITH A BULK OF 0.4 TO 'OFFICE' WITH A BULK OF 0.5 AND CONSENT TO USE THE ERF FOR A 'BUSINESS BUILDING' FOR MEDICAL CONSULTING ROOMS**

Application is herewith submitted on behalf of the owner of the erf, Dr Martin Wucher, to the City of Windhoek for the:

- Rezoning of Erf 6791, No. 36 General Murtala Ramat Muhammed Avenue, Windhoek from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.5; and
- Consent in terms of Table B of the Windhoek Town Planning Scheme to use Erf 6791, No. 36 General Murtala Ramat Muhammed Avenue, Windhoek for a 'business building' for medical consulting rooms.

The locality of the erf is shown on the attached plans. A Power of Attorney from the owner is also attached.

#### 1. Erf Information

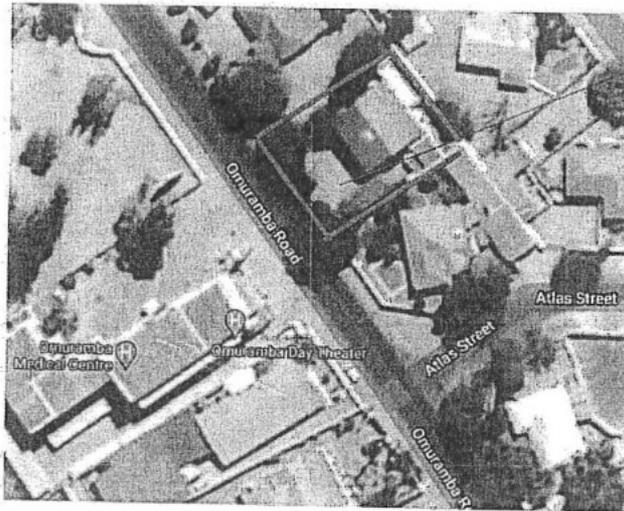
Erf 6791, No. 36 General Murtala Ramat Muhammed Avenue, Windhoek measures at 815m<sup>2</sup> and is zoned "office" with a bulk of 0.4. It is close to the 4-way junction where Paramount Hospital and Eros Manor Retirement Village is located and opposite Omuramba Medical Centre. A medical practice has been operating from Erf 6791 since 2001. Consent has been granted per Resolution 350/09/99, but it was specified for a physiotherapy, massage and dispensary centre.

Erf 6791 also form part of the policy area, approved in the same Council Resolution where the properties abutting Omuramba Rd (now General Murtala Ramat Muhammed Avenue) on its eastern side, from the intersection of Eiseb Street to the intersection of Heliodoor Street be included in the Office Policy Development Area.

Access to Erf 6791 is from General Murtala Ramat Muhammed Avenue.

### 1.1 Terrain

The erf is completely flat, and the existing building was built on the north-eastern section of the Erf.



Erf 6791, Windhoek

### 1.2 Existing building and bulk

Given the erf size of 815m<sup>2</sup> and the existing bulk of 0.4, an office building of 326m<sup>2</sup> was allowed to be built.

At the time of the approval and renovations for the current building in 2001, the consent for free residential bulk was not included, however, the building was renovated with an additional floor area indicated as residential, but not used as such. This caused the size of the building to exceed the bulk factor of 0.4 with ± 77,96m<sup>2</sup>. It measures at 403,96m<sup>2</sup> instead of 326m<sup>2</sup>.

This discrepancy was discovered when Dr Wucher bought the property in 2020.

Since the first floor is not used for residential purposes, nor can it be converted back to a residential unit, the building plans need to be in line with the Windhoek Town Planning Scheme, and it is believed that an application for the marginal increase in bulk to 0.5 to accommodate the additional floor area is the most practical solution..

With the erf size being 815m<sup>2</sup>, a building of 407,50m<sup>2</sup> is allowed.

### 1.3 Registered Conditions

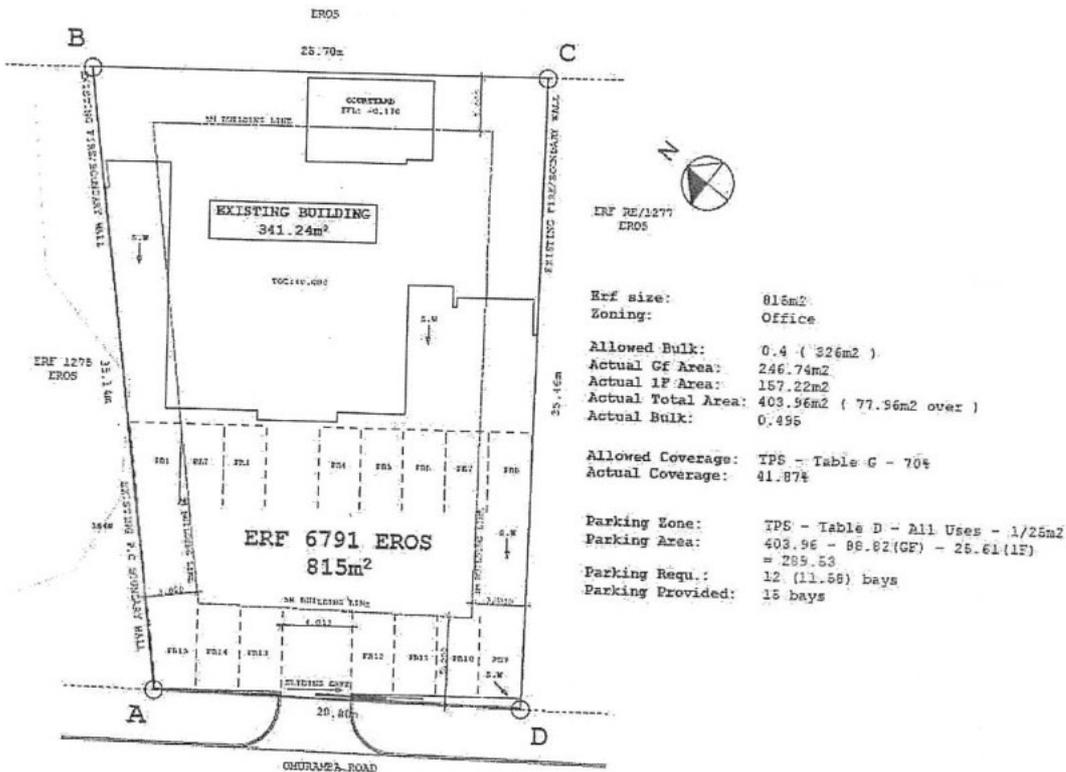
The conditions registered against Erf 6791, Windhoek is contained in Deed of Transfer T4351/2020 (See copy attached). The standard Town Planning Scheme conditions are registered and thus there are no special conditions that could influence this application.

## 2. Proposal and Motivation

As mentioned in paragraph 1.2 above, the motivation for this application is to bring the size of the actual building in line with the Windhoek Town Planning Scheme.

The increase in bulk is marginal and with the current total size of the building being 403,96m<sup>2</sup> it does not allow for any additions if a bulk of 0.5 is supported. The maximum allowable size under a bulk of 0.5 is 407,50m<sup>2</sup>.

Although located in an Office Policy Area where only bulk factors of 0.4 is allowed, the existing structure exceeds the bulk and existed with a bulk factor of 0.5, for at least 20 years already. There is thus no additional impact on any infrastructure, nor can it really create a precedent if Council would support this application, as it applies to an existing situation.



## 2.1 Consent for 'business building' for medical consulting rooms

The area surrounding Erf 6791, has with the approval of the Office Policy Area along the eastern side of General Murtala Ramat Muhammed Avenue and the Business Policy Area along the western side of the same street, undergone similar changes than other policy areas.

That part of the neighbourhood is characterized by old government/municipal houses which were bought and converted to offices or alternatively medical consulting rooms or medical centres. The close proximity to Medi-Clinic Hospital (and later Paramount Health Care Centre and Eros Manor) guided this change.

The previous owner established his chiropractic practice there in 2001 in conjunction with physiotherapists, hence the approval of the consent being very specific. Although valid to specify the type of medical consulting rooms, it does poses uncertainty should the type of practice change for instance. A medical consulting room should encompass all the different types of medical practices where a legal qualified medical practitioner/ dentist/physiotherapist/chiropractor/optometrist/psychologist etc practice.

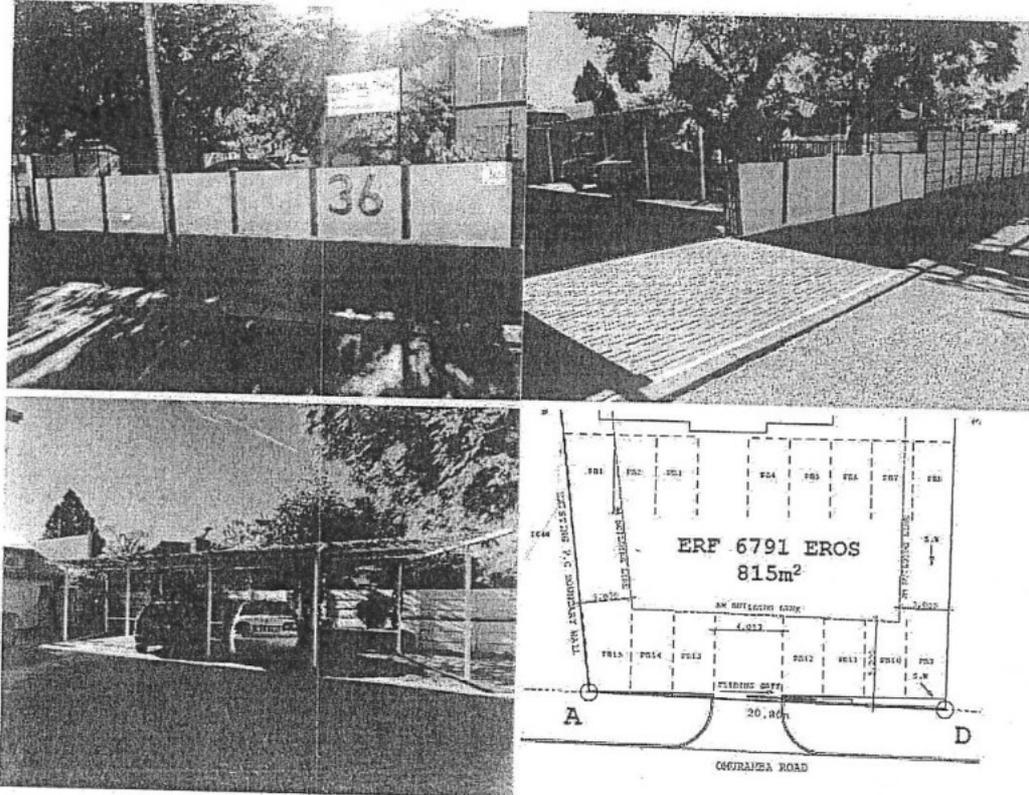
Dr. Wucher is also a well-known medical practitioner in the country, with a dental practice in Okahandja. It is his intention to operate another dental practice from this premises where his partner will practice. The name of the practice will be Namibia Bio Health & Dental, with the dental practice facilities operating from the first floor and the ground floor available for other practitioners at a late stage. Dr. Wucher's vision and focus is to provide more natural treatment to his patients (even in dentistry) and would thus focus this new practice on these treatment protocols.

## 2.2 Parking requirements

The parking requirements for an office building is 1 bay per 25m<sup>2</sup>. The actual office area for the building on Erf 6791 calculates to 289,53m<sup>2</sup> which demands 12 parking bays.

As per the attached parking layout, a total of 15 bays can be provided. This is more than is currently provided on site. The proposal is to re-arrange the bays currently available to allow for more bays. The photos below indicated the existing situation. The 15 bays are sufficient for three permanent practitioners.

As it is private parking and not used as a thorough-fare, vehicular movement is limited to slow driving and maneuvering only for parking purposes.



## 3. Conclusion

It is believed that the request for a rezoning of Erf 6791, Windhoek to 'office' with a bulk of 0.5 will not have any negative influence on the neighbourhood. Not in terms of the use of the property and also not in terms of additional pressure on the municipal infrastructure as the size of the building has been according to the limits of a 0.5 bulk factor for 20 years already. It would not be possible to increase the size of building at all, at least not without another application to increase the bulk, which is not allowed at this stage. The request for an increase in bulk is very marginal and in line with the existing situation already.

The request for the consent for a 'business building' for medical consulting rooms is also a technical rectification as the current consent is specific. The medical consulting rooms to be established will focus on dentistry and general medical practices.

It is on this background that Council is kindly requested to support this application.

#### 4. Application

Application is herewith made:

- 4.1 Rezoning of Erf 6791, No. 36 General Murtala Ramat Muhammed Avenue, Windhoek from 'office' with a bulk of 0,4 to 'office' with a bulk of 0,5; and
- 4.2 Consent in terms of Table B of the Windhoek Town Planning Scheme to use Erf 6791, No. 36 General Murtala Ramat Muhammed Avenue, Windhoek for a 'business building' for medical consulting rooms.
- 4.3 That the parking layout as attached be approved

#### 5. Attachments

Attached 3 copies of the following:

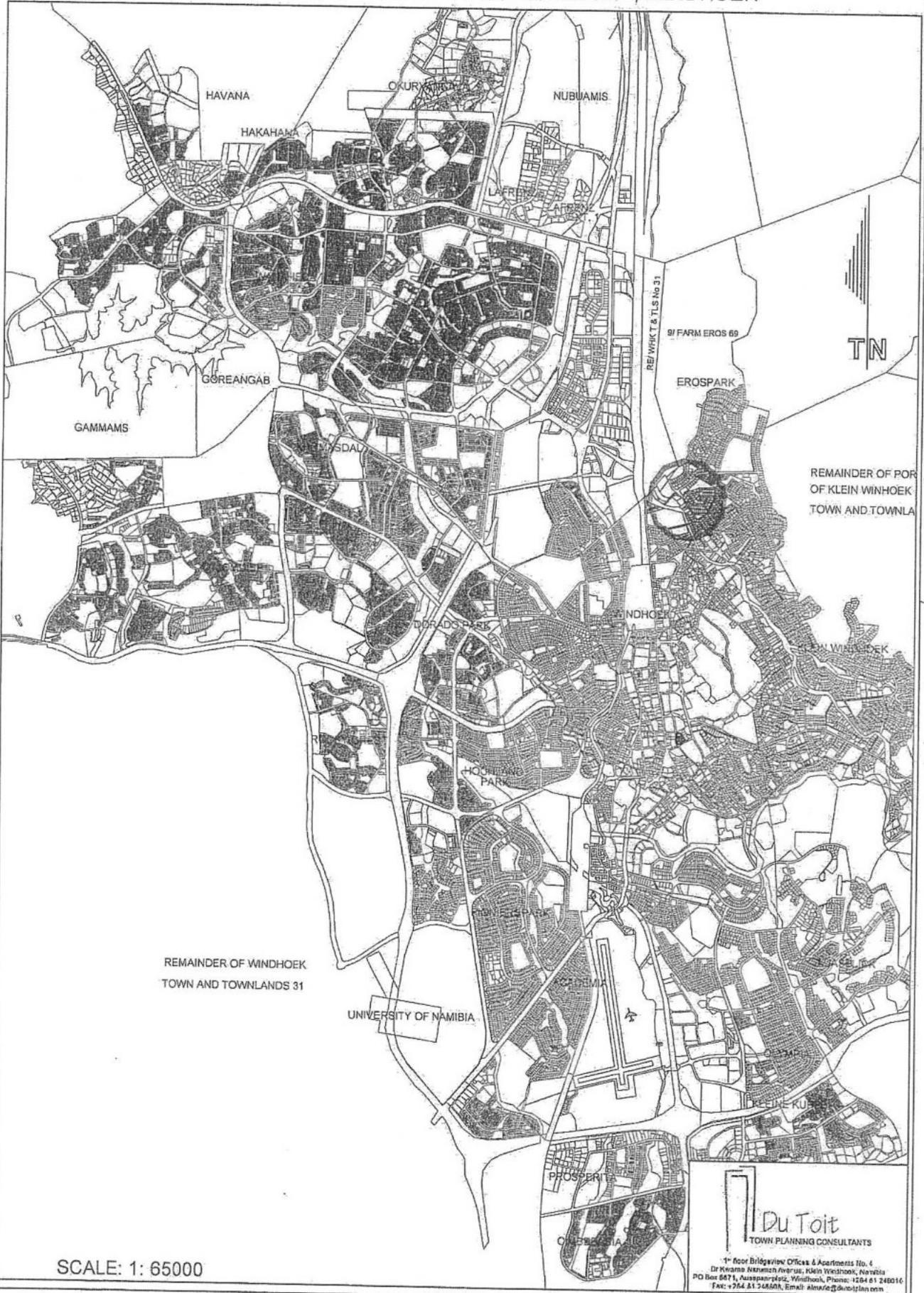
Application  
Locality Plan  
Parking Layout  
Erf Diagram A441/1985  
Approval from CoW dated 18 May 2001 CR (350/09/1999)  
Zoning Certificate  
Credit Clearance  
Power of Attorney  
Deed of Transfer T4351/2020  
Proof of payment of application fee

Based on the motivation and the supportive documents, it is trusted that Council will support the consent application. Please do not hesitate to contact our offices should you need any additional information concerning this application.

Kind regards

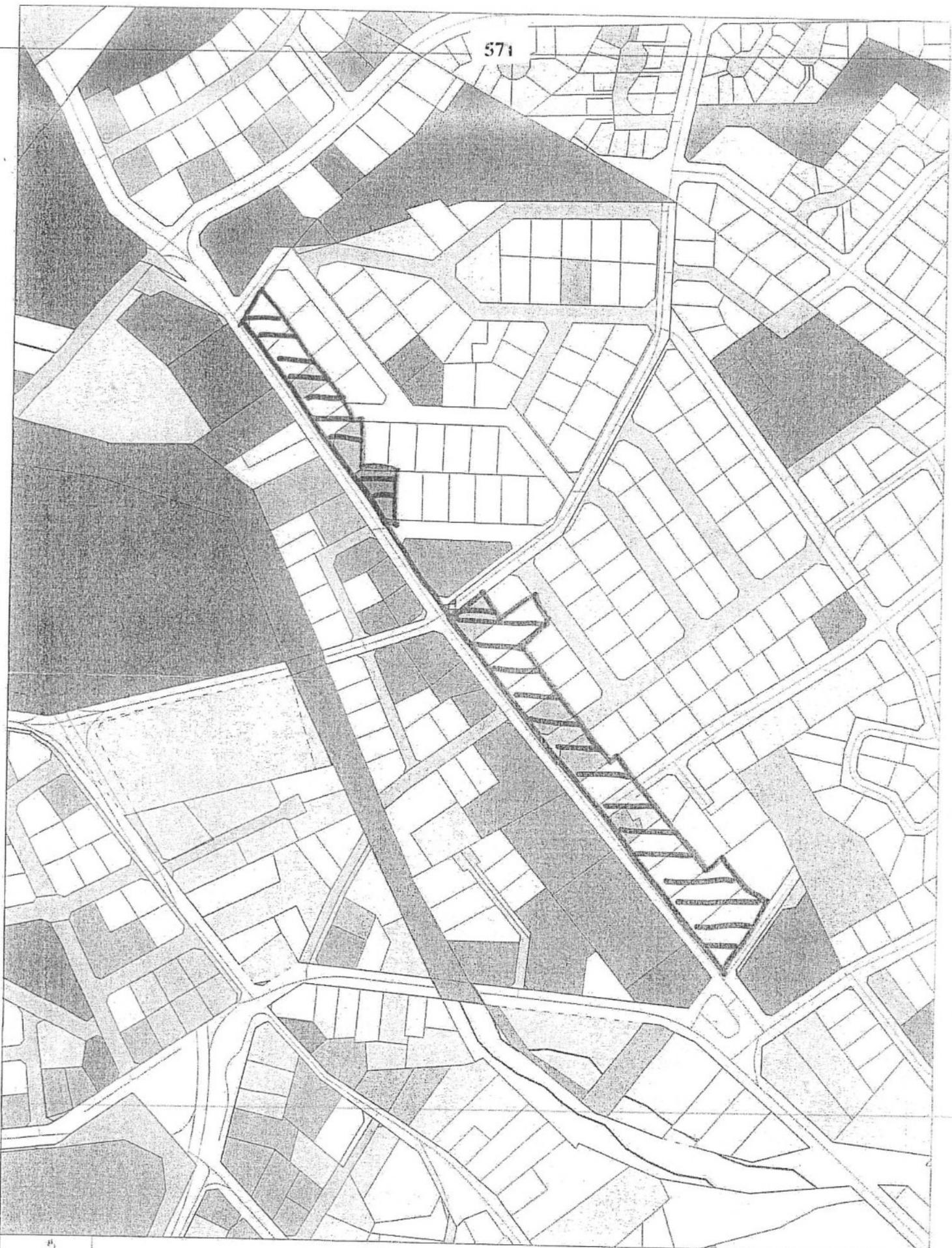
  
Dorette Opperman

LOCALITY PLAN OF ERF 6791-  
GENERAL MURTALA RAMAT MUHAMMED AVE, WINDHOEK





571



NOTES

Compiled by:

Date: 24/9/2021



1:3363

While due care has been taken by the Publisher in compiling this map, no responsibility will be accepted by the City of Windhoek for errors or omissions. The Publisher, excludes all warranties, and (disclaims any responsibility to any person for loss or damage suffered from any use of this map.



ZONING LEGEND

RESIDENTIAL	BUSINESS	PUBLIC OPEN SPACE	MUNICIPAL
GENERAL RESIDENTIAL	OFFICE	INSTITUTIONAL	UNDETERMINED

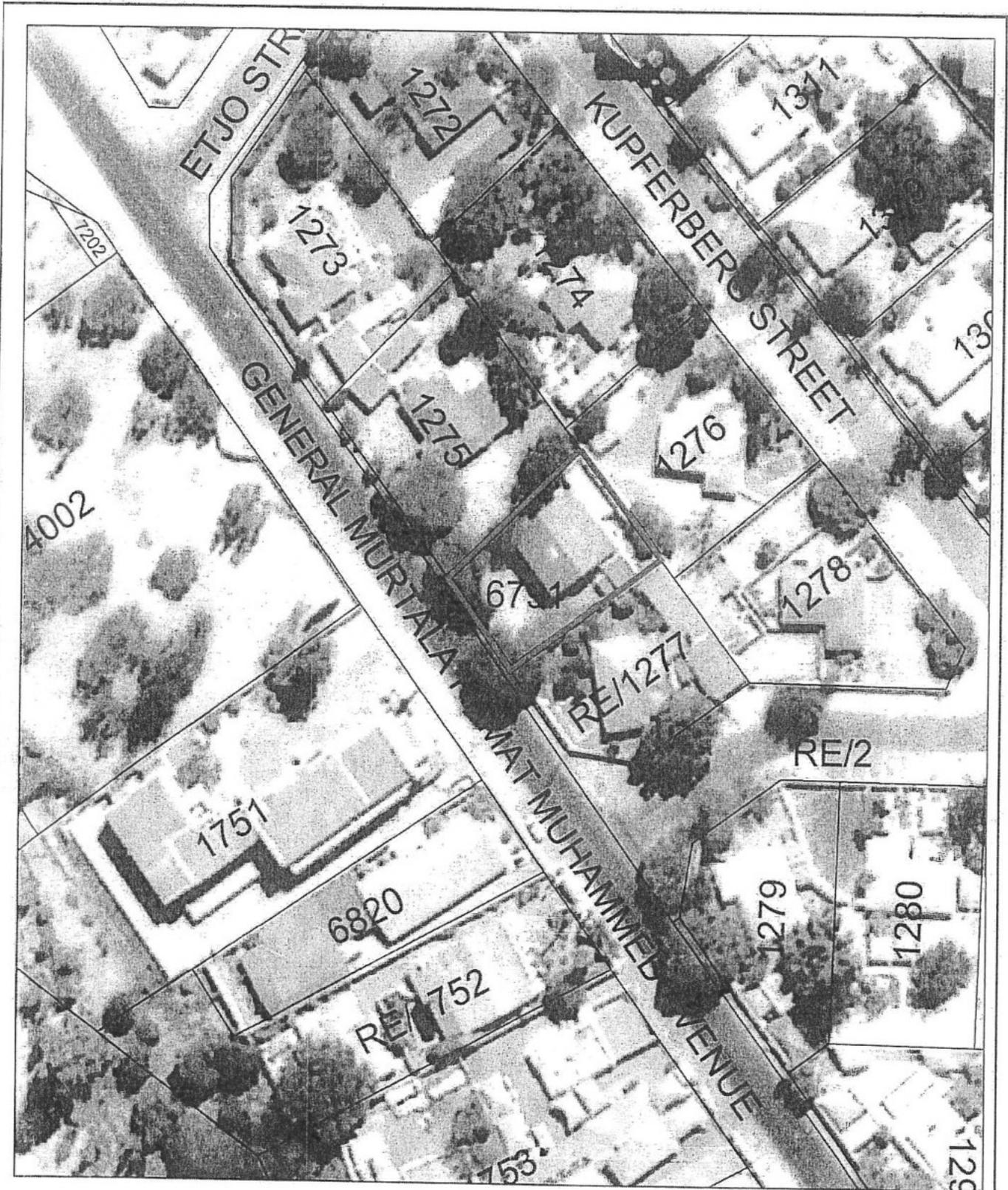
CURRENT ZONING OF ERF 6791  
 GENERAL MURTALA RAMAT MUHAMMED  
 AVENUE, WINDHOEK  
 ('OFFICE' WITH A BULK OF 0.4)



DATE: JUNE 2021  
 SCALE: 1/4000  
 PLAN NO. AMS



1<sup>st</sup> floor Bridgeview Offices & Apartments No. 4  
 Dr Kwame Nkumah Avenue, Klein Windhoek, Namibia  
 PO Box 8871, Ausspannplatz, Windhoek, Phone: +264 61 248010  
 Fax: +264 61 248608, Email: atn@duoitplan.com



Scale: 1/1000

DATE: JUNE 2021

PLAN NO. 6791KW



1. REZONING OF ERF 6791, WINDHOEK FROM 'OFFICE' WITH A BULK OF 0.4 TO 'OFFICE' WITH A BULK OF 0.5
2. CONSENT TO USE ERF 6791, WINDHOEK FOR A 'BUSINESS BUILDING' FOR MEDICAL CONSULTING ROOMS





ZONING LEGEND

	RESIDENTIAL		BUSINESS		PUBLIC OPEN SPACE		MUNICIPAL
	GENERAL RESIDENTIAL		OFFICE		INSTITUTIONAL		UNDETERMINED

1. REZONING OF ERF 6791, WINDHOEK FROM 'OFFICE' WITH A BULK OF 0.4 TO 'OFFICE' WITH A BULK OF 0.5
2. CONSENT TO USE ERF 6791, WINDHOEK FOR A 'BUSINESS BUILDING' FOR MEDICAL CONSULTING ROOMS



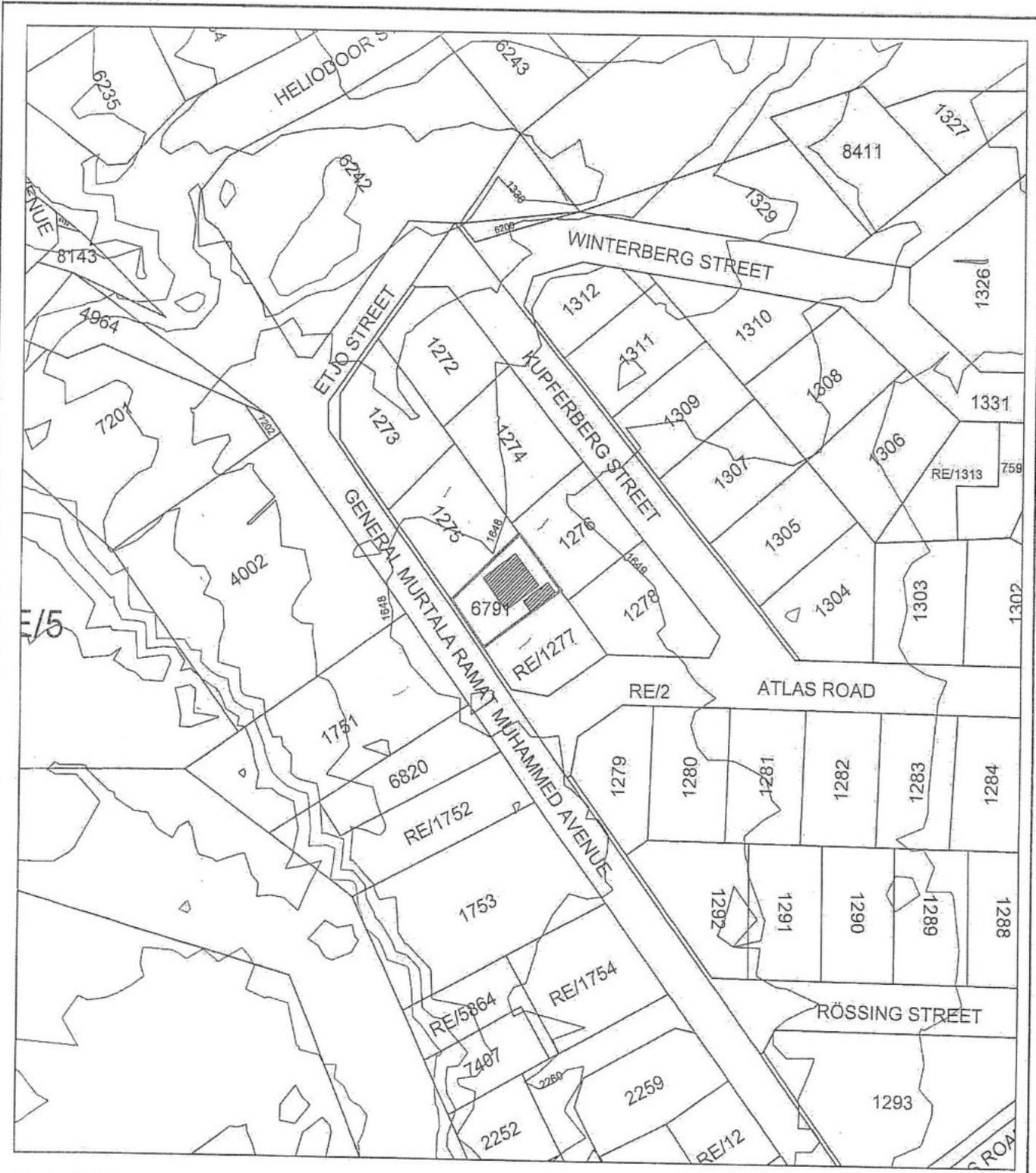
DATE: JUNE 2021

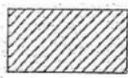
SCALE: 1/4000

PLAN NO. AMS



1<sup>st</sup> floor Bridgeview Offices & Apartment No. 4  
 Dr Kwame Nkumah Avenue, Klein Windhoek, Namibia  
 PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010  
 Fax: +264 61 248008, Email: e.marie@duitoitplan.com



 EXISTING BUILDINGS

Scale: 1/2000

DATE: JUNE 2021

PLAN NO. 6791KW



1. REZONING OF ERF 6791, WINDHOEK FROM 'OFFICE' WITH A BULK OF 0.4 TO 'OFFICE' WITH A BULK OF 0.5
2. CONSENT TO USE ERF 6791, WINDHOEK FOR A 'BUSINESS BUILDING' FOR MEDICAL CONSULTING ROOMS



[Municipal Council Minutes: 1999-09-29]

8.5.9

**CPL.2 [PLA] OFFICE POLICY AREA  
ALONG OMURAMBA ROAD, EROS  
(L/Erospark)**

all Noted THJ

On proposal by Councillor Dr B von Finckenstein, it was

**RESOLVED**

- 1.1 That Erf 6791, Omuramba Road, Eros be rezoned from 'residential' to 'office' with a bulk of 0.4.
- 1.2 That a betterment fee in accordance with Council Resolution 164/06/98, attached as page 75 to the agenda, be payable to the Municipality on approval and proclamation of the rezoning
- 1.3 That consent be granted to operate physiotherapy, a massage and a dispensary centre from Erf 6791.
- 2 That Council support the inclusion of Omuramba Road, from the intersection of Eiseb Street to the intersection of Heliodoor Street in its Development Area and that Table I: Development Areas in the Town Planning Scheme, attached as page 76 to the agenda, be amended as follows:
  - 2.1 That a Business Development Area be created in table I.
  - 2.2 That properties abutting Omuramba Road on its **western side** from the intersection of Eiseb Street to the intersection of Heliodoor Street be included in the **Business** Policy Development Area.
  - 2.3 That properties abutting Omuramba Road on its **eastern side** from the intersection of Eiseb Street to the intersection of Heliodoor Street be included in the **Office** Policy Development Area.
- 3 That a betterment fee in accordance with Council Resolution 164/06/98 be payable to the Municipality on approval and proclamation of the rezonings.
- 4 That the **floor area** of rezonings be restricted to a **bulk factor of 0.4**.
- 5 That 1 parking bay be provided per 33.3 m<sup>2</sup> of floor area for properties rezoning to 'business'.
- 6 That 1 parking bay be provided per 25 m<sup>2</sup> of floor area for properties rezoning to 'office'.

**RESOLUTION 350/09/99**

---



N\$5

- SPÉCIAL POWER OF ATTORNEY

I, the undersigned

**Martin Wucher**

in my capacity as

**Owner of Erf 6791 (a portion of Erf 1277), Windhoek**

do hereby nominate, constitute and appoint

**Du Toit Town Planning Consultants**

with power of Substitution, to be my lawful Agent in my name, place and stead, to make the necessary application to the relevant authorities and the Ministry of Urban and Rural Development (Urban and Regional Planning Board) for the:

- Rezoning of Erf 6791, No. 36 General Murtala Muhammed Avenue, Windhoek from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.5
- Consent in terms of Table B of the Windhoek Town Planning Scheme to use Erf 6791, No. 36 General Murtala Muhammed Avenue, Windhoek for a 'business building' for medical consulting rooms

at the cost of the applicant and generally for effecting the purpose aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes I might or could do if personally present and acting herein – hereby ratifying, allowing and confirm all and whatsoever my said Agent shall lawfully do or cause to be done, by virtue of these present.

Signed at WINDHOEK this 24<sup>th</sup> day of JUNE 2021, in the presence of the undersigned witnesses

WITNESSES:

1. [Signature]

2. [Signature]

[Signature]

SUBSCRIBER

Prepared by me

*[Signature]*

CONVEYANCER

G.J. GOUWS

ROLAND J

ORIGINAL STAMPED  
DUTY ~~59 000.00~~

*2LN*

2020-07-30  
MORTGAGE REGISTERED

for R 4 000 000.00

an additional amount not exceeding R 500 000.00

REGISTRAR OF DEEDS

WINDHOEK



4354 / 2020

**DEED OF TRANSFER**

BE IT HEREBY MADE KNOWN:

FOR INFORMATION ONLY

THAT Adriana Jacoba van der Merwe appeared before me Registrar of Deeds at Windhoek, he/she the said Appearer being duly authorised thereto by a power of attorney granted to him/her by the Agent of

**HANS-JOERG BOLLINGER**

Identity Number 520129 1001 7

Married to BRIGITTE VERONIKA BOLLINGER, which marriage is governed by the Laws of Germany under and by virtue of a Special Power of Attorney granted to him at ST GALLEN, SWITZERLAND on 24<sup>th</sup> JUNE 2020

dated the 13th JULY 2020 and signed at WINDHOEK and the said Appearer declared that his/her said constituent had truly and legally sold on 24th MARCH 2020

4

*2LN*

and that he/she in his/her capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of

**MARTIN WUCHER**

Identity Number 570626 0040

Unmarried

His Heirs, Executors, Administrators or Assigns

CERTAIN Erf No. 6791 (a Portion of Erf 1277), WINDHOEK  
 SITUATE in the Municipality of Windhoek  
 Registration Division "K", Khomas Region  
 MEASURING 815 (EIGHT ONE FIVE) Square Metres

First transferred by Deed of Transfer No. T 3562/1985 with Diagram No. A 441/1985 relating thereto and held by Deed of Transfer No. T 3467/1996

**SUBJECT** to the following conditions imposed in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended, namely:-

**IN FAVOUR OF THE LOCAL AUTHORITY**

1. The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject, to the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954), as amended.
2. The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.

han

2

16

2

WHEREFORE the Appearer renouncing all the right and title which the said TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge the said TRANSFEROR to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents the said TRANSFEREE His heirs, executors, administrators or assigns, now is/are and henceforth shall be entitled thereto, conformably to local custom the State, however, reserving its rights, and finally acknowledging that the purchase price is the sum of N\$6 500 000,00.

FOR INFORMATION ONLY

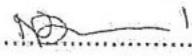
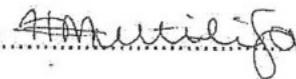
SIGNED at WINDHOEK on 2020-07-30

together with the Appearer, and confirmed with my seal of office.

  
Signature of Appearer

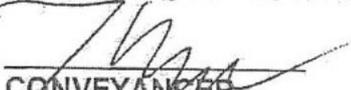


Transfer Duty Receipt No. 0200045045 for N\$414 000,00 issued by the Receiver of Revenue Windhoek on 21 July 2020

(Checked) 1.  ..... 2. 

JENS ROLAND

I the undersigned, ~~CHRISTIAAN JOHAN GOUWS~~, Conveyancer hereby certify in terms of Section 78 of Act 23/1992 that all rates leviable in respect of such immovable property in terms of this Act, and all the fees, charges and other moneys due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of this Act, inclusive of any availability charge and minimum charge provided for in Section 30(1)(u) has been paid up to and including the date of registration hereof.

  
CONVEYANCER

Hon

6.

2

TO: Mr H. Rust

DATE: 18 August 2021

FROM: Chief Engineer  
Roads and Storm Water  
Planning, Design & Traffic Flow

REF: L/6791/W



SUBJECT: APPLICATION FOR REZONING OF ERF 6791, GENERAL MURTALA RAMAT MUHAMMED AVENUE, WINDHOEK FROM 'OFFICE' WITH A BULK OF 0.4 TO 'OFFICE' WITH A BULK OF 0.5 AND CONSENT TO USE THE ERF FOR A 'BUSINESS BUILDING' FOR MEDICAL CONSULTING ROOMS

The Strategic Executive: Electricity has in principle no objection to the application submitted for the rezoning of Erf 6791, General Murtala Ramat Muhammed Avenue, Windhoek from "Office" with a bulk of 0.4 to "Office" with a bulk of 0.5 and consent to use the Erf for a "business building" for medical consulting rooms, provided that the following be adhered to:

- Should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto will be for the applicant's account.
- *Only one (1) service connection from the municipal electrical network will be allowed to the Erf.*
- For Erven that is zoned "General Residential", "Business", "Office", "Institutional" or "Industrial" and a service connection larger than 3 x 60 Amp is required, the applicant and/or his/her electrical engineering representative must contact the SE: Electricity well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.
- *Kindly note that a Connection Charge may be payable at the cost of the applicant and the applicant is advised to review the Electricity Department Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Electricity Department for information on Connection Charges"*

Kind regards

.....  
VH Namgongo

Chief Engineer: Engineering Services

TO: Urban Planning  
S. Bachler

DATE: 27 August 2021

FROM: Section Engineer: Transport Planning

REF: L/6791/W



### ROADS PLANNING & TRAFFIC FLOW COMMENTS:

The application dated 29 June 2021 regarding the above application has reference.

Erf 6791 is located in General Murtala Ramat Muhammed Avenue. The erf measures 817 m<sup>2</sup> in extent and is zoned 'Office' with a bulk of 0.4. General Murtala Ramat Muhammed Avenue is a major collector Road with moderate volumes, no major traffic flow problems are experienced during peak hours. The Rezoning will generate approximately 3 additional vehicular trips to the current road network.

1. This Division has no objections to the proposed Rezoning of Erf 6791, No. 36 General Murtala Ramat Muhammed Avenue, Windhoek from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.5, provided that:
  - 1.1 Minimum 1 parking bay per 25m<sup>2</sup> utilised bulk to be provided on site for office use.
2. This Division has objections to the proposed Consent in terms of Table B of the Windhoek Town Planning Scheme to use Erf 6791, Windhoek for a 'business building' for medical consulting rooms, due to:
  - 2.1 The distance between parking bays, for turning movements should be minimum 7.0m, this needs to be confirmed on the plan. Applicant to submit amended parking layout for approval with all dimensions.
  - 2.2 For medical consulting rooms, minimum 5 parking bays be provided per medical practitioner on site.

Yours faithfully

L. Shikongo  
Transport Planning

\*3359

# CLASSIFIEDS 583

Tel: (061) 208 0800/44

Fax: (061) 220 584

Email: classifieds@nepc.com.na

## Services

### CLASSIFIEDS

#### Rates and Deadlines

To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously. Classifieds emails and notices: 12:00, two working days prior to placing. Cancellations and alterations: 16:00, two days before date of publication in writing only.

#### Notices

(VAT inclusive)  
Legal Notice NS460.00  
Lost Land Title NS402.50  
Liquor License NS402.50  
Name Change NS402.50  
Birthdays from NS200.00  
Death Notices from NS200.00  
Tombstone Unveiling from NS200.00  
Thank You Messages from NS200.00

Terms and Conditions Apply

## Employment

### Position: Wound and Lactation Specialist Nurse

- Minimum requirements:**
- Registered at the Health Professional Council of Namibia (HPCNA)
  - Certificate in Lactation and practical experience in assisting mothers with breastfeeding after childbirth
  - Ante-Natal education and understanding and practical experience of Inpatient lactation education, bedside lactation assistance, and post-natal care in general.
  - Ability to train and support to the local community in terms of Primary Health care, Mother & baby clinics, breastfeeding, health, well-being and fitness
  - Certificate in Wound Care and advanced knowledge of treating breakdown in skin
  - Specialized wound care, following hospital procedures and complex wounds with patients recovering at home
  - Advanced negative pressure wound care will be advantageous
  - Specialised in acute and chronic healthcare specifically women's health
  - 10 years general nursing experience
  - Tertiary qualification in Nursing will be advantageous

Terms of position: Be willing to work in an isolated location, must have a valid driver's license and functional vehicle.

Email, HPCNA registration, CV with references and educational transcripts to: info@namiso.co

Application deadline: 12 August 2021 @ 13:00

## Employment

### SECOND ENGINEER

We are looking for persons with the following requirements urgently:

- Requirements:**
- Higher than Engine Officer Class 2
  - Multilingualism
  - + 20 years of crab vessel experience on board
  - Medically Fit
  - Vocational Training

#### Qualifications:

- Bachelors Degree in Marine Engineering/ Marine Science (Preferably from Maritime college or academy)
- Certificate Endorsements
- Relevant Health and Safety Certificates
- Relevant Fire Fighting Certificates

#### Responsibilities:

- Overseeing of engine room
- Responsible for technical operations of the vessel-engineering/mechanical and electrical
- Maintenance and operation of engineering equipment onboard the vessel
- Report to Chief Engineer

Should you meet the above requirements, please send a resume and cover letter, including all copies of relevant qualifications to: namvacancies2019@gmail.com

Closing date: 03 August 2021

Please note that only shortlisted candidates who meet all of the requirements and qualifications will be contacted. No CVs and documentation will be returned.

## Employment

### ASSISTANT TO FACTORY MANAGER ON VESSEL

We are looking for persons with the following requirements urgently:

#### Requirements:

- Multilingualism
- + 15 years of crab vessel factory experience on board
- Medically Fit
- Factory Training on crab vessel

#### Qualifications:

- HACCP Certificate
- Relevant Certificate Endorsements
- Relevant Health and Safety Certificates
- Relevant Fire Fighting Certificates

#### Responsibilities:

- Assisting on board factory
- Training Crew in areas of processing factory and HACCP

Should you meet the above, please send a resume and cover letter, including all copies of relevant qualifications to: namvacancies2019@gmail.com

Closing date: 03 August 2021

Please note that only shortlisted candidates who meet all of the requirements and qualifications will be contacted. No CVs and documentation will be returned.

## Notice

### NOTICE

PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS on behalf of the owner of Erf 1266 Windhoek, No. 2A Puccini Street intends to apply to the Windhoek Municipal Council for the following:

CONSENT TO USE THE REMAINDER OF ERF 1266 WINDHOEK, NO. 2A PUCCINI STREET FOR THE PURPOSE OF RESIDENTIAL BUILDINGS FOR STUDENT ACCOMMODATION/ HOUSING PURPOSES.

The Remainder of Erf 1266 is 1 365m<sup>2</sup> in extent. The City Council already approved a free residential bulk, this will enable the owner to construct a student accommodation with a total of 25 rooms and accompanying facilities.

Further, take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board, 80 Independence Avenue, Windhoek.

Further take note that any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in Writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice (final date for objections is: September 03, 2021).

Plan Africa Consulting CC  
P.O.Box 4114, Windhoek  
Tel: 061-212095  
Cell: 0612716189  
Email: pafrika@mweb.com.na

## Notice

### REZONING NOTICE

PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS on behalf of the owner of Erven 1685 and 1686 Windhoek, No. 31 and 33 Pasteur Street intends to apply to the Windhoek Municipal Council for the following:

Re-zoning of Erf 1686 Windhoek from Residential with a density of 1:900 to Office with a bulk of 0.5 in terms of Section 105(1)(a) of the Urban and Regional Planning Act (Act No.5 of 2018).

Consolidation of Erven 1685 and 1686 Windhoek, No.31 and 33 Pasteur Street in terms of Section 105(1)(b) of the Urban and Regional Planning Act (Act No.5 of 2018).

Consent for free residential bulk which will include the existing hotel rooms and that the consent for the existing hotels on the two erven or consolidated erf be confirmed.

Consent to use the consolidated erf for the purpose of a business building which would be used for a hair salon and beauty spa.

That consent be granted for restaurants on Erf 1685 Windhoek and the consolidated erf.

Consent to proceed with the above land uses while the rezoning in process.

Erven 1685 and 1686 Windhoek are located in Pasteur Street No. 31 and 32. Erf 1686 is currently zoned Residential with a density of 1:900 and Erf 1685 is zoned Office with a bulk of 0.5. The erven are 1796m<sup>2</sup> in extent each. Consolidated Erf X will have a total size of 3596m<sup>2</sup>. The proposed rezoning will enable the owner to construct an office building with a total floor area of 1438,40m<sup>2</sup>. Consent be granted for free residential bulk in terms of clause 23(1) of the Windhoek Town Planning Scheme and consent be granted for restaurants and business buildings for a hair salon and beauty spa on the consolidated Erf. Enough on-site parking as required in terms of the Windhoek Zoning Scheme will be provided.

Further, take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board, 80 Independence Avenue, Windhoek.

Further take note that any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in Writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice (final date for objections is: September 03, 2021).

Plan Africa Consulting CC  
P.O.Box 4114, Windhoek  
Tel: 061-212095  
Cell: 0612716189  
Email: pafrika@mweb.com.na

## Notices

### NOTICE

Take notice that DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner, Dr Martin Wucher, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), intends to apply to the Windhoek City Council and the Urban and Rural Planning Board for:

- Re-zoning of Erf 6791, No. 36 General Murtala Ramat Muhammed Avenue, Windhoek from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.5; and
- Consent in terms of Table B of the Windhoek Town Planning Scheme to use Erf 6791, No. 36 General Murtala Ramat Muhammed Avenue, Windhoek for a 'business building' for medical consulting rooms.

Erf 6791, Windhoek measures at 615m<sup>2</sup> and is zoned 'office'. With a bulk of 0.4 a medical practice has been operating from Erf 6791 since 2001 and consent has been granted per Resolution 350/09/99. Given the erf size of 615m<sup>2</sup> and the existing bulk of 0.4, an office building of 328m<sup>2</sup> was allowed to be built. At the time of the approval and renovations, the consent for free residential bulk was not included, however, the building was renovated with an additional floor area indicated as residential, but not used as such. This caused the size of the building to exceed the bulk factor of 0.4 with ± 77,96m<sup>2</sup>. As the first floor is not used for residential purposes, nor can it be converted back to a residential unit, the building plans need to be in line with the Windhoek Town Planning Scheme, and it is believed that an application for the marginal increase in bulk to 0.5 to accommodate the additional floor area is the most practical solution.

The intended application is in line with the Windhoek Structure plan and sufficient parking is provided for as per the City of Windhoek requirements.

Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 518) and the applicant within 14 days of the last publication of this notice (final date for objections is 30 August 2021).

Should you require additional information you are welcome to contact our office.

Applicant:  
DU TOIT TOWN PLANNING CONSULTANTS  
P O Box 6871  
AUSPANNPLATZ WINDHOEK  
Tel: 061-248010  
Email: planner1@duoitplan.com

## Employment

### ZENJOR IMPORT AND EXPORT CC

#### Sale Manager

We are looking for a sale manager who must have at least 10 years working experience, well stock management skills, computer skills as well as the shop management skills. In addition, she / he should have the capacity to lead and manage the shop staffs. The applicant must be able to use both Chinese and English as working languages.

Closing date: 9th August 2021.  
CV send to: ambler@126.com

## Property

## Property

FOR RENT BRAKWATER 15 KM FROM WHK - ACCESS FROM D1492 530 SQM INDUSTRIAL HALL plus OFFICE



MONTHLY RENTAL: N\$ 20,161.80

VAT Incl | CONTACT:  
Helmar Real Estates  
081 - 333 9465

here@helmargroup.com  
AVAILABLE IMMEDIATELY

## MEDICAL DOCTOR WANTED

OKAKARARA Medical Practice in Okakarara is urgently looking for a qualified Medical Practitioner.

#### Requirements:

- Be registered by the HPCNA as a Medical Practitioner
- At least 5 years' post Internship experience
- Be willing to work long hours

Send CV to: kmp@mweb.com.na

## Job opportunity

Looking for a dynamic young person for stock taking. Must have at least 3 years' experience, good knowledge in finance and bookkeeping. Must be willing to travel.

Contact Salute Trading 061-306767

## Notice

REPUBLIC OF NAMIBIA  
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1988  
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1988

(Regulations 14, 28 & 33)  
Notice is given that an application in terms of the Liquor Act, 1988, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: ZAMBEZI

- Name and postal address of applicant:  
KAMWI HANZEN KAMWI, ISEKE AREA
- Name of business or proposed business to which applicant relates:  
MUNISIYE SHEBENI
- Address/Location of premises in which Application relates:  
ISEKE AREA
- Nature and details of application:  
SHEBENI LIQUOR LICENCE
- Chief of the court with whom Application will be lodged:  
KATIMA MULILO MAGISTRATE OFFICE
- Date on which application will be heard:  
09 JUNE 2021
- Date of meeting of Committee at which application will be heard:  
11 AUGUST 2021

Any objection or written submission in terms of section 28 of the Act in relation to the applicant, must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.



Ondangwa Private Hospital Radiology is an equal opportunity employer and invites proactive, professional, caring, ethical person to apply for the following positions:

#### Position:

Diagnostic Sonographer

#### Qualifications, Skills, Competencies and Experience Requirements:

- Bachelor's degree in Sonography.
- Minimum 3 years' experience as a Sonographer.
- Valid license to practice the profession.
- Must be registered with HPCNA.
- Namibian citizen or eligible to work within Namibia.

Should you meet the above-mentioned requirements, kindly submit your CV and all certified supporting documents at the Human Resource Department, Ondangwa Private Hospital Radiology, P.O. Box 4027 Ondangwa or forward them via e-mail to: recruitment@oph.com.na

Closing Date: 09 August 2021

# CLASSIFIEDS 584

Tel: (061) 208 0844 Fax: (061) 220584 Email: Classifieds@nepc.com.na

**Services Notice Notice Notice Notice Employment Property**

**CLASSIFIEDS**

Notes and Deadlines

- To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously
- Classifieds smalls and notices: 12:00, two working days prior to placing
- Cancellations and alterations: 16:00, two days before date of publication in writing only

Notices (VAT Inclusive)

Legal Notice NS450.00  
 Lost Land Title NS402.50  
 Liquor License NS402.50  
 Name Change NS402.50  
 Birthdays from NS200.00  
 Death Notices from NS200.00  
 Tombstones Unwelling from NS200.00  
 Thank You Messages from NS200.00

Terms and Conditions Apply.

**NOTICE**

**PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS** on behalf of the owner of Erf 1266 Windhoek, No. 2A Puccini Street intends to apply to the Windhoek Municipal Council for the following:

**CONSENT TO USE THE REMAINDER OF ERF 1266 WINDHOEK, NO. 2A PUCCINI STREET FOR THE PURPOSE OF RESIDENTIAL BUILDINGS FOR STUDENT ACCOMMODATION / HOUSING PURPOSES.**

The Remainder of Erf 1266 is 1 365m<sup>2</sup> in extent. The City Council already approved a free residential bulk, thus will enable the owner to construct a student accommodation with a total of 25 rooms and accompanying facilities.

**REZONING NOTICE**

**PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS** on behalf of the owner of Erven 1685 and 1686 Windhoek, No. 31 and 33 Pasteur Street intends to apply to the Windhoek Municipal Council for the following:

- Rezoning of Erf 1686 Windhoek from Residential with a density of 1:900 to Office with a bulk of 0.5 in terms of Section 105(1)(a) of the Urban and Regional Planning Act (Act No.5 of 2018).
- Consolidation of Erven 1685 and 1686 Windhoek, No. 31 and 33 Pasteur Street in terms of Section 105(1)(e) of the Urban and Regional Planning Act (Act No.5 of 2018).
- Consent for free residential bulk which will include the existing hotel rooms and that the consent for the existing hotels on the two erven or consolidated erf be confirmed.
- Consent to use the consolidated erf for the purpose of a business building which would be used for a hair salon and beauty spa.
- That consent be granted for restaurants on Erf 1685 Windhoek and the consolidated erf.
- Consent to proceed with the above land uses while the rezoning in process.

**NOTICE**

Take notice that **DU TOIT TOWN PLANNING CONSULTANTS**, on behalf of the owner, Dr Martin Wucher, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), intends to apply to the Windhoek City Council and the Urban and Rural Planning Board for:

- Rezoning of Erf 6791, No. 36 General Murtala Ramat Muhammed Avenue, Windhoek from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.5; and
- Consent in terms of Table B of the Windhoek Town Planning Scheme to use Erf 6791, No. 36 General Murtala Ramat Muhammed Avenue, Windhoek for a 'business building' for medical consulting rooms.

Erf 6791, Windhoek measures at 815m<sup>2</sup> and is zoned 'office' with a bulk of 0.4. A medical practice has been operating from Erf 6791 since 2001 and consent has been granted per Resolution 350/09/99. Given the erf size of 815m<sup>2</sup> and the existing bulk of 0.4, an office building of 325m<sup>2</sup> was allowed to be built. At the time of the approval and renovations, the consent for free residential bulk was not included, however, the building was renovated with an additional floor area indicated as residential, but not used as such. This caused the size of the building to exceed the bulk factor of 0.4 with ± 77,96m<sup>2</sup>. As the first floor is not used for residential purposes, nor can it be converted back to a residential unit, the building plans need to be in line with the Windhoek Town Planning Scheme, and it is believed that an application for the marginal increase in bulk to 0.5 to accommodate the additional floor area is the most practical solution.

**CONSENT USES, ERECTION OF BUILDINGS AND USE OF LAND IN TERMS OF TOWN PLANNING SCHEME REGULATIONS**

Notice is hereby given in terms of clause 7 of the Katima Mulilo Town Planning Scheme REGULATIONS that the Town Council considers the following consent use: erection of buildings and use of land, details of which are obtainable from the Manager: Town Planning Department.

Erf 665 New look, Katima Mulilo: special permission for home based shop.

Contact person: M's F Shishiveni 066 261531 (Town Planning Manager) M's Mildred M Masile 0817414928 (applicant)

Any person having any objection to the proposed steps may lodge such objections duly motivated in writing with Chief Executive Officer until 01 of September 2021

**MEDICAL DOCTOR WANTED**

**OKAKARARA Medical Practice** in Okakarara is urgently looking for a qualified Medical Practitioner.

**Requirements:**

- Be registered by the HPCN as a Medical Practitioner
- At least 5 years' post internship experience
- Be willing to work long hours

Send CV to: kmp@mweb.com.na

**Job opportunity**

Looking for a dynamic young person for stock taking. Must have at least 3 years' experience, good knowledge in finance and bookkeeping. Must be willing to travel.

Contact Saluta Trading 061-306767

**Twahafa Real Estate**

**PROPERTIES WANTED**

We urgently need FREE-STANDING HOUSES WORTH N\$ 400 000 to 2 million for approved buyers. Sole mandate specialist 0816534437 info@twahafagroup.com www.twahafagroup.com

**Own your space**

Start a life in Windhoek's new community. Apartments from N\$ 541,000 Homes from N\$ 645,000

Interested? SMS CLASS and your NAME to 99000 (40c/sms)

Call 083 388 3388 for more information www.ongosvalley.com.na

**Education**

**EDUACE TUTORIAL COLLEGE**  
 P.O. Box 4262 Ongwediva

A registered Tuition and Examination Centre for Grade 11 and 12 Part time candidates

We are situated in Ongwediva, between CTM and Orywe Mini Market

**TEACHING POST EDUACE TUTORIAL COLLEGE**

Invites applications for the following Ordinary Level Teaching Post

**Subjects:** Geography and Development Studies

Experience as a national examiner an added advantage.

**Requirements:**

- An appropriate Bachelor's Degree plus a teaching qualification
- At least five years teaching experience

Commencement Date 01 October 2021

Interested educators should send their application letters to:

EDUACE TUTORIAL COLLEGE  
 P.O. Box 4262 Ongwediva

Or submit in person the application letters, CVs and copies of academic qualifications.

Further, take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board, 80 Independence Avenue, Windhoek.

Further take note that any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in Writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice (final date for objections is September 03, 2021).

Erven 1685 and 1686 Windhoek are located in Pasteur Street No. 31 and 32. Erf 1686 is currently zoned Residential with a density of 1:900 and Erf 1685 is zoned Office with a bulk of 0.5. The erven are 1798m<sup>2</sup> in extent each. Consolidated Erf X will have a total size of 3596m<sup>2</sup>. The proposed rezoning will enable the owner to construct an office building with a total floor area of 1438,40m<sup>2</sup>. Consent be granted for free residential bulk in terms of clause 23(1) of the Windhoek Town Planning Scheme and consent be granted for restaurants and business buildings for a hair salon and beauty spa on the consolidated Erf. Enough on-site parking as required in terms of the Windhoek Zoning Scheme will be provided.

The intended application is in line with the Windhoek Structure plan and sufficient parking is provided for as per the City of Windhoek requirements.

Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof in Writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice (final date for objections is 30 August 2021).

Should you require additional information you are welcome to contact our office.

Applicant: DU TOIT TOWN PLANNING CONSULTANTS  
 P O Box 6871  
 ASSUNPPLATZ WINDHOEK  
 Tel: 061-248010  
 Email: planner1@duoitplan.com

**Employment**

**Medical X-Ray Centre** is an equal opportunity employer and invites proactive, professional, caring, ethical person to apply for the following positions:

**1. Position: Radiographer**

**Qualifications, Skills, Competencies and Experience Requirements:**

- Bachelor of Medical Imaging.
- Minimum 4 years' experience as a Radiographer.
- Valid license to practice the profession must be registered with HPCNA.
- Namibian citizen or eligible to work within Namibia.

Should you meet the above-mentioned requirements, kindly submit your CV and all certified supporting documents at the Human Resource Department, or forward them via e-mail to: recruitment@oph.com.na

**DESLIDHABA (BAZAAR TRADING CO)**

Is looking for 3 x Chefs to cook Indian Food (Punjabi, North and South Indian Cuisines). Minimum of 10 Years experience.

E-mail: deslidhabaa@gmail.com

**FOR SALE**

**House for Sale**

Cimbebasla; 3-Bed house, 2 baths, study, reception, kitchen/ lounge, underroof parking x 2, plus 2-bed backyard flat for N\$1,56ml excl Pre-approval required. 081 278 5622

**EDUACE TUTORIAL COLLEGE**  
 P.O. Box 4262 Ongwediva

A registered Tuition and Examination Centre for Grade 11 and 12 Part time candidates

We are situated in Ongwediva, between CTM and Orywe Mini Market

**TEACHING POST EDUACE TUTORIAL COLLEGE**

Invites applications for the following Ordinary Level Teaching Post

**Subjects:** Geography and Development Studies

Experience as a national examiner an added advantage.

**Requirements:**

- An appropriate Bachelor's Degree plus a teaching qualification
- At least five years teaching experience

Commencement Date 01 October 2021

Interested educators should send their application letters to:

EDUACE TUTORIAL COLLEGE  
 P.O. Box 4262 Ongwediva

Or submit in person the application letters, CVs and copies of academic qualifications.

**Plan Africa Consulting CC**  
 P.O. Box 4114, Windhoek  
 Tell: 061-212096  
 Call: 0812716189  
 Email: pafrika@mweb.com.na

**REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 20 & 31)**

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: ZAMBESI

- Name and postal address of applicant: SHAKWA EVANS SHYULA PO BOX 714, NGWEZE
- Name of business or proposed business to which applicant relies: ZANKONDA PUB
- Address/Location of premises to which application relates: ERF NO. 178 CHOTO COMPOUND
- Nature and details of application: SHEBEN LIQUOR LICENCE
- Class of the court with whom application will be lodged: KATIMA MULILO MAGISTRATE OFFICE
- Date on which application will be lodged: 12 AUGUST 2021
- Date of meeting of Committee at which application will be heard: 13 OCTOBER 2021

Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

Further, take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board, 80 Independence Avenue, Windhoek.

Further take note that any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in Writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice (final date for objections is September 03, 2021).

Plan Africa Consulting CC  
 P.O. Box 4114, Windhoek  
 Tell: 061-212096  
 Call: 0812716189  
 Email: pafrika@mweb.com.na

The intended application is in line with the Windhoek Structure plan and sufficient parking is provided for as per the City of Windhoek requirements.

Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof in Writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice (final date for objections is 30 August 2021).

Should you require additional information you are welcome to contact our office.

Applicant: DU TOIT TOWN PLANNING CONSULTANTS  
 P O Box 6871  
 ASSUNPPLATZ WINDHOEK  
 Tel: 061-248010  
 Email: planner1@duoitplan.com

**PHYSIOTHERAPY VACANCY WINDHOEK**

A vacancy is available for a physiotherapist, Registered with the AHPANA Attractive remunerations, seeing patients in various fields of physiotherapy

Please send your CV to reception91@iway.na

**HOW TO GET YOUR LIQUOR LICENSE PUBLISHED WITH US**

Send us the completed Form 2 and proof of payment (POP) once you have deposited your payment at:

Bank Windhoek  
 Acc no: 1179904901. Branch code: 481922

**IMPORTANT**

- Complete Form 2 clearly in block letters
- Make sure the application lodgement and hearing dates are still valid before you send us the application
- Indicate your business name as reference on the deposit slip

You can either fax to: 061-220584 or email to: lmcero@nepc.com.na

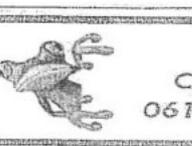
**Liquor Licence**

**FOR SALE**

**House for Sale**

Cimbebasla; 3-Bed house, 2 baths, study, reception, kitchen/ lounge, underroof parking x 2, plus 2-bed backyard flat for N\$1,56ml excl Pre-approval required. 081 278 5622

**FOR Classifieds 061-2080800**





**Regskennisgewings Legal Notices**

**NOTICE OF APPLICATION IN TERMS OF THE CASINOS AND GAMBLING HOUSES ACT, 1994 (ACT 32 OF 1994) SECTION 16 (2) FOR TRANSFER OF A GAMBLING HOUSE LICENSE.** Notice is hereby given of the application for the transfer of a license of which the details are given below. Any person who wishes to object to the application in terms of section 19 (1) may submit his/her objection in the prescribed manner to the secretary not later than 21 days after the publication of this notice. Name of applicant: La Palace Gambling House CC. Type of license: Gambling house license. Name of accommodation establishment or retail liquor business: Midnight Express, Windhoek. Name of proposed transferee: JS Slot Business Trust. Physical address of premises to which the application applies: Erf 5698 Samuel Shikomba Street, Katutura, Windhoek. 01020210038793

**NOTICE OF APPLICATION IN TERMS OF THE CASINOS AND GAMBLING HOUSES ACT, 1994 (ACT 32 OF 1994) SECTION 16 (2) FOR TRANSFER OF A GAMBLING HOUSE LICENSE.** Notice is hereby given of the application for the transfer of a license of which the details are given below. Any person who wishes to object to the application in terms of section 19 (1) may submit his/her objection in the prescribed manner to the secretary not later than 21 days after the publication of this notice. Name of applicant: Jackpot Gaming CC. Type of license: Gambling house license. Name of accommodation establishment or retail liquor business: Veritas Gambling House, Windhoek. Name of proposed transferee: JS Slot Business Trust. Physical address of premises to which the application applies: Erf 782, Shire Street, Wanahedda, Katutura, Windhoek. 01020210038792

**NOTICE OF APPLICATION IN TERMS OF THE CASINOS AND GAMBLING HOUSES ACT, 1994 (ACT 32 OF 1994) SECTION 16 (2) FOR TRANSFER OF A GAMBLING HOUSE LICENSE.** Notice is hereby given of the application for the transfer of a license of which the details are given below. Any person who wishes to object to the application in terms of section 19 (1) may submit his/her objection in the prescribed manner to the secretary not later than 21 days after the publication of this notice. Name of applicant: De Club Casino CC. Type of license: Gambling house license. Name of accommodation establishment or retail liquor business: Peoples Inn Bergarden, Windhoek. Name of proposed transferee: Penny Den Gambling House CC. Physical address of premises to which the application applies: Erf B599, Penning Street, Katutura, Windhoek. 01020210038795

**NOTICE OF APPLICATION IN TERMS OF THE CASINOS AND GAMBLING HOUSES ACT, 1994 (ACT 32 OF 1994) SECTION 16 (2) FOR TRANSFER OF A GAMBLING HOUSE LICENSE.** Notice is hereby given of the application for the transfer of a license of which the details are given below. Any person who wishes to object to the application in terms of section 19 (1) may submit his/her objection in the prescribed manner to the secretary not later than 21 days after the publication of this notice. Name of applicant: Diamond Gambling House CC. Type of license: Gambling house license. Name of accommodation establishment or retail liquor business: Diamond Gambling House, Walvis Bay. Name of proposed transferee: JS Slot Business Trust. Physical address of premises to which the application applies: Erf 295, Kaisersmond, Walvis Bay. 01020210038799

**Regskennisgewings Legal Notices**

**NOTICE OF APPLICATION IN TERMS OF THE CASINOS AND GAMBLING HOUSES ACT, 1994 (ACT 32 OF 1994) SECTION 16(3) FOR THE PERMANENT REMOVAL OF A GAMBLING HOUSE LICENSE.** Notice is hereby given of the application for the removal of a license of which the details are given below. Any person who wishes to object to the application in terms of section 19(1) may submit his/her objection in the prescribed manner to the secretary not later than 21 days after the publication of this notice. Name of applicant: JS Slot Business Trust. Type of license: Gambling house license. Name of accommodation establishment or retail liquor business: La Palace Gambling House, Walvis Bay. Physical address of premises to which the license will be moved: Shop No. 5, Erf R/B 299W, Tal Street, Windhoek. 01020210038797

**NOTICE OF APPLICATION IN TERMS OF THE CASINOS AND GAMBLING HOUSES ACT, 1994 (ACT 32 OF 1994) SECTION 16 (2) FOR TRANSFER OF A GAMBLING HOUSE LICENSE.** Notice is hereby given of the application for the transfer of a license of which the details are given below. Any person who wishes to object to the application in terms of section 19 (1) may submit his/her objection in the prescribed manner to the secretary not later than 21 days after the publication of this notice. Name of applicant: Diamond Gambling House CC. Type of license: Gambling house license. Name of accommodation establishment or retail liquor business: Diamond Gambling House, Walvis Bay. Name of proposed transferee: JS Slot Business Trust. Physical address of premises to which the application applies: Erf 295, Kaisersmond, Walvis Bay. 01020210038799

**NOTICE OF APPLICATION IN TERMS OF THE CASINOS AND GAMBLING HOUSES ACT, 1994 (ACT 32 OF 1994) SECTION 16 (2) FOR TRANSFER OF A GAMBLING HOUSE LICENSE.** Notice is hereby given of the application for the transfer of a license of which the details are given below. Any person who wishes to object to the application in terms of section 19 (1) may submit his/her objection in the prescribed manner to the secretary not later than 21 days after the publication of this notice. Name of applicant: Oom Piet Gaming CC. Type of license: Gambling house license. Name of accommodation establishment or retail liquor business: S14 Gaming, Walvis Bay. Name of proposed transferee: JS Slot Business Trust. Physical address of premises to which the application applies: Shop No. 1, EJ154 Sam Nujoma Avenue, Walvis Bay. 01020210038790

**NOTICE OF APPLICATION IN TERMS OF THE CASINOS AND GAMBLING HOUSES ACT, 1994 (ACT 32 OF 1994) SECTION 16 (2) FOR TRANSFER OF A GAMBLING HOUSE LICENSE.** Notice is hereby given of the application for the transfer of a license of which the details are given below. Any person who wishes to object to the application in terms of section 19 (1) may submit his/her objection in the prescribed manner to the secretary not later than 21 days after the publication of this notice. Name of applicant: Jackpot Gaming Centre CC. Type of license: Gambling house license. Name of accommodation establishment or retail liquor business: Jackpot Gaming Centre, Okahandja. Name of proposed transferee: JS Slot Business Trust. Physical address of premises to which the application applies: Shop No. 2 Erf 514, Sam Nujoma Avenue, Windhoek. 01020210038796

**Regskennisgewings Legal Notices**

**IN THE High Court of Namibia (Main Division) Case Number: HC-MD-CIV-ACT-CON-2020/050381** In the matter between: BANK WINDHOEK LIMITED Plaintiff, and ALDRIN BRINKMAN 1st Defendant AB CONSTRUCTION AND INVESTMENTS CC 2nd Defendant ANNA LUCIA BRINKMAN 3rd Defendant **SALE IN EXECUTION OF IMMOVABLE PROPERTY** In the execution of a judgment of the above Honourable Court in the above captioned matter, a reserve will be held by the Deputy Sheriff, Mariental, at Erf No:103, Aimagabge, Mariental, Republic Of Namibia, on 27th August 2021, at 10h00, of the undermentioned property: **CERTAIN:** Erf No: 103, Aimagabge **SITUATED:** In the Town of Mariental Registration Division "R" Hardap Region. **MEASURING:** 473 (four hundred and seventy-three) square meters. **HELD BY:** Deed of Transfer No: T23399/2001 **SUBJECT TO:** The conditions therein contained **IMPROVEMENTS:** 3 Bedrooms, 1 Shower, Lounge, Kitchen, Steep and Carport. **TERMS:** 10% of the purchase price and the auctioneer's commission must be paid in cash on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and lie for inspection at the office of the Deputy Sheriff of Mariental and at the offices of the execution creditor's attorneys, Signed at Windhoek on this 26th day of July 2021. **DR WEDER, KAUTA & HOVEKA INC** Legal Practitioners for the Plaintiff Per: Frieda Kishi 3rd Floor VVKH House, Jan Jonker Road, Ausserompfahle WINDHOEK (Ref. MAT59706) 01020210038707

**IN THE Magistrate's Court for the District of Ondangwa. Held at Ondangwa. Case No. 5/2021** In the matter between: BONSAI INVESTMENTS 91 (PTY) LTD, Execution Creditor and NDAPANDULA JOSEPHINE TSHHUTHI YA KAPAN-DU CONSULTING, Execution Debtor **NOTICE OF SALE IN EXECUTION** Kindly take notice that the undermentioned assets, in execution of a Judgment granted on 23rd of June 2021 against the Defendant, will be sold in execution by the Messenger of the Court for the district of Ondangwa, on Friday, 27 August 2021 at 14.00 at Messenger of the Court, opposite Heroes Private School, Main Road, Ondangwa **GOODS:** 1x Only Deep Freezer, 1x Deluxe Microwave, 1x steel table, 1x Deluxe Gas/ Electric stove, 3x bar chairs, 1x polycarbonate white hot plate, 1x stand for bucket, 1x black basin, 1x piece of ice cream cup **TERMS:** voetstoots and cash to the highest bidder. Dated at Windhoek on the 12th day of August 2021 **ETZOLD - DUVENHAGE** PER: ULRICH ETZOLD Legal Practitioner for Plaintiff No 33 Feld Street WINDHOEK JE/BON21/0017 01020210038831

**IN THE High Court of Namibia (Windhoek Division) Case Number: HC-MD-CIV-ACT-CON-2019/04685** In the matter between: NIEL MARIUS LAKAY, Execution Creditor and ROLAND JOHN EINBECK, Execution Debtor **NOTICE OF SALE** In pursuance of a warrant of execution against property of the above Honourable Court dated 18th day of December 2020; the following goods will be sold in execution on the 3rd day of September 2021 at 10h00 at Grand Avenue, No.24, Walvis Bay, Republic of Namibia. **GODDS:** 1x TOYOTA RAV 4, REGISTRATION NO: N39200 VB **TERMS OF SALE:** Voetstoots and cash to the highest bidder. **ISAACKS & ASSOCIATES INC.** Legal Practitioners for Execution Creditors Erf 107 27 Van Rijn Street WINDHOEK TO THE REGISTRAR High Court of Namibia WINDHOEK 01020210038809

**NOTICE OF APPLICATION IN TERMS OF THE CASINOS AND GAMBLING HOUSES ACT, 1994 (ACT 32 OF 1994) SECTION 16 (2) FOR TRANSFER OF A GAMBLING HOUSE LICENSE.** Notice is hereby given of the application for the transfer of a license of which the details are given below. Any person who wishes to object to the application in terms of section 19 (1) may submit his/her objection in the prescribed manner to the secretary not later than 21 days after the publication of this notice. Name of applicant: Herman Gessow. Type of license: Gambling house license. Name of accommodation establishment or retail liquor business: PD Bottle Store, Windhoek. Name of proposed transferee: Penny Den Gambling House CC. Physical address of premises to which the application applies: Erf B599, Mamre Street, Katutura, Windhoek. 01020210038804

**Regskennisgewings Legal Notices**

**NOTICE OF APPLICATION IN TERMS OF THE CASINOS AND GAMBLING HOUSES ACT, 1994 (ACT 32 OF 1994) SECTION 16(3) FOR THE PERMANENT REMOVAL OF A GAMBLING HOUSE LICENSE.** Notice is hereby given of the application for the removal of a license of which the details are given below. Any person who wishes to object to the application in terms of section 19(1) may submit his/her objection in the prescribed manner to the secretary not later than 21 days after the publication of this notice. Name of applicant: JS Slot Business Trust. Type of license: Gambling house license. Name of accommodation establishment or retail liquor business: Diamond Gambling House, Windhoek. Physical address of premises to which the license will be moved: Erf 782, Shire Street, Wanahedda, Katutura, Windhoek. 01020210038799

**NOTICE OF APPLICATION IN TERMS OF THE CASINOS AND GAMBLING HOUSES ACT, 1994 (ACT 32 OF 1994) SECTION 16 (2) FOR TRANSFER OF A GAMBLING HOUSE LICENSE.** Notice is hereby given of the application for the transfer of a license of which the details are given below. Any person who wishes to object to the application in terms of section 19 (1) may submit his/her objection in the prescribed manner to the secretary not later than 21 days after the publication of this notice. Name of applicant: Jackpot Gaming CC. Type of license: Gambling house license. Name of accommodation establishment or retail liquor business: Veritas Gambling House, Windhoek. Name of proposed transferee: JS Slot Business Trust. Physical address of premises to which the application applies: Erf 782, Shire Street, Wanahedda, Katutura, Windhoek. 01020210038792

**NOTICE OF APPLICATION IN TERMS OF THE CASINOS AND GAMBLING HOUSES ACT, 1994 (ACT 32 OF 1994) SECTION 16 (2) FOR TRANSFER OF A GAMBLING HOUSE LICENSE.** Notice is hereby given of the application for the transfer of a license of which the details are given below. Any person who wishes to object to the application in terms of section 19 (1) may submit his/her objection in the prescribed manner to the secretary not later than 21 days after the publication of this notice. Name of applicant: De Club Casino CC. Type of license: Gambling house license. Name of accommodation establishment or retail liquor business: Peoples Inn Bergarden, Windhoek. Name of proposed transferee: Penny Den Gambling House CC. Physical address of premises to which the application applies: Erf B599, Penning Street, Katutura, Windhoek. 01020210038795

**NOTICE OF APPLICATION IN TERMS OF THE CASINOS AND GAMBLING HOUSES ACT, 1994 (ACT 32 OF 1994) SECTION 16 (2) FOR TRANSFER OF A GAMBLING HOUSE LICENSE.** Notice is hereby given of the application for the transfer of a license of which the details are given below. Any person who wishes to object to the application in terms of section 19 (1) may submit his/her objection in the prescribed manner to the secretary not later than 21 days after the publication of this notice. Name of applicant: Diamond Gambling House CC. Type of license: Gambling house license. Name of accommodation establishment or retail liquor business: Diamond Gambling House, Walvis Bay. Name of proposed transferee: JS Slot Business Trust. Physical address of premises to which the application applies: Erf 295, Kaisersmond, Walvis Bay. 01020210038799

**Regskennisgewings Legal Notices**

**NOTICE** Take notice that DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner, Dr Martin Wucher, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), intends to apply to the Windhoek City Council and the Urban and Rural Planning Board for: - Rezoning of Erf 6791, No. 36 General Murtala Ramat Muhammed Avenue, Windhoek from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.5; and - Consent in terms of Table B of the Windhoek Town Planning Scheme to use Erf 6791, No. 36 General Murtala Ramat Muhammed Avenue, Windhoek for a 'business building' for medical consulting rooms. Erf 6791, Windhoek measures at 615m<sup>2</sup> and is zoned 'office' with a bulk of 0.4. A medical practice has been operating from Erf 6791 since 2001 and consent has been granted per Resolution 350/09/09. Given the erf size of 615m<sup>2</sup> and the existing bulk of 0.4, an office building of 326m<sup>2</sup> was allowed to be built. At the time of the approval and renovations, the consent for free residential bulk was not included, however, the building was renovated with an additional floor area indicated as residential, but not used as such. This caused the size of the building to exceed the bulk factor of 0.4 with a 77,96m<sup>2</sup>. As the first floor is not used for residential purposes, nor can it be converted back to a residential unit, the building plans need to be in line with the Windhoek Town Planning Scheme, and it is believed that an application for the marginal increase in bulk to 0.5 to accommodate the additional floor area is the most practical solution. The intended application is in line with the Windhoek Structure plan and sufficient parking is provided for as per the City of Windhoek requirements. Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek. Further take notice that any person objecting to the proposed use of land/asset out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 30 August 2021). Should you require additional information you are welcome to contact our office. Applicant: DU TOIT TOWN PLANNING CONSULTANTS P O Box 6871 AUSSPANPLATZ WINDHOEK Tel: 061-248010 Email: planner@du-toitplan.com 01020210038836

**ST MICHAELS PARK PROPERTIES NUMBER ONE HUNDRED AND TWENTY CC (IN-LIKWIDASIE) MEESTERSVERWYSING, W154/2020** Kennis ge-skep hiermee dat die eerste en tweede vergadering van skuldvoers in die boegenoemde aansienlikheids gebou sal word voor die Meester van die Hoogeregshof, Windhoek op 25 Augustus 2021 om 10h00. Vir die bruiers van een teise die maatskappij. Om die likwidateur in bemagtig aangaande die administrasie van die maatskappij soos uiteengeset in die resolu-sie val voorgel sal word vir oorweging en bevestiging, vir die voorlegging van die likwidateursverslag; en Vir onderserking, indien moontlik. Likwidateur: A.P. VAN STRATEN 14 Parkin Street Postbus 32098 Windhoek Tel: 61-258438 Faks: 061-258451 01020210038837

**NOTICE OF APPLICATION IN TERMS OF THE CASINOS AND GAMBLING HOUSES ACT, 1994 (ACT 32 OF 1994) SECTION 16 (2) FOR TRANSFER OF A GAMBLING HOUSE LICENSE.** Notice is hereby given of the application for the transfer of a license of which the details are given below. Any person who wishes to object to the application in terms of section 19 (1) may submit his/her objection in the prescribed manner to the secretary not later than 21 days after the publication of this notice. Name of applicant: Jackpot Gaming Centre CC. Type of license: Gambling house license. Name of accommodation establishment or retail liquor business: Jackpot Gaming Centre, Okahandja. Name of proposed transferee: JS Slot Business Trust. Physical address of premises to which the application applies: Shop No. 2 Erf 514, Sam Nujoma Avenue, Windhoek. 01020210038796

**NOTICE OF APPLICATION IN TERMS OF THE CASINOS AND GAMBLING HOUSES ACT, 1994 (ACT 32 OF 1994) SECTION 16 (2) FOR TRANSFER OF A GAMBLING HOUSE LICENSE.** Notice is hereby given of the application for the transfer of a license of which the details are given below. Any person who wishes to object to the application in terms of section 19 (1) may submit his/her objection in the prescribed manner to the secretary not later than 21 days after the publication of this notice. Name of applicant: Diamond Gambling House CC. Type of license: Gambling house license. Name of accommodation establishment or retail liquor business: Diamond Gambling House, Walvis Bay. Name of proposed transferee: JS Slot Business Trust. Physical address of premises to which the application applies: Erf 295, Kaisersmond, Walvis Bay. 01020210038799

**MUNICIPALITY OF WALVIS BAY**

Notice is hereby given in terms of section 63(2)(b) of the Local Authorities Act, 1992 (Act 23/1992), as amended, that the Council of the Municipality of Walvis Bay intends to lease a Portion of Farm 36 to Fairpoint Investments (Pty) Ltd for the establishment of a Storage Facility for marble and granite blocks and slabs.

DESCRIPTION	AREA	RENTAL AMOUNT
Portion of Farm 36	2hp	N\$16, 000.00 plus 15% VAT (escalating with 10% per annum)

Full particulars pertaining to the lease will lie for inspection by interested persons until "2" September 2021 at room 30, Municipal Offices, Kuisebmond. For more information Mrs. G.T. Maitshini can be contacted at telephones (064) 2013294 during office hours.

Written objections, duly motivated, to the intended transaction must be received by the undersigned before or at 12:00 "Friday, 7" September 2021.

P VAN NIEKERK  
ACTING GENERAL MANAGER:  
COMMUNITY & ECONOMIC DEVELOPMENT  
Municipal Offices  
Civic Centre  
Nangolo Mumbura Drive  
Private Bag 5017  
WALVIS BAY  
Fax: (064) 209714

**Excel Dynamic Solutions (Pty) Ltd**

**NOTICE OF ENVIRONMENTAL SCOPING ASSESSMENT PROCESS**

**THE PROPOSED MINERAL EXPLORATION ACTIVITIES ON EXCLUSIVE PROSPECTING LICENSE (EPL) 7343 NEAR OKOMBANE SETTLEMENT IN THE ERONGO REGION**

Under the Environmental Management Act No. 7 of 2007 and its 2012 Environmental Impact Assessment (EIA) Regulations, the public is hereby notified that an application for an Environmental Clearance Certificate (ECC) for the proposed exploration activities will be submitted to the Environmental Commissioner of the Department of Environmental Affairs and Forestry.

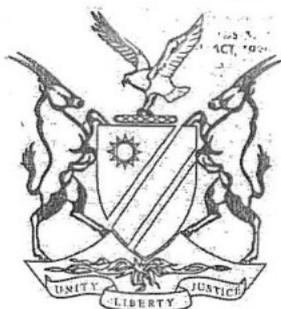
Brief Project Description & Location: The proposed mineral exploration on EPL 7343 is for Dimension stone and Precious Minerals. The EPL covers a surface area of 7 454 hectares that is located near Okombane Settlement which is about 65km west of Omaruru in the Erongo Region.

Proprietor: Tsumeb Erongo Mining CC  
Environmental Consultant: Excel Dynamic Solutions (Pty) Ltd  
Members of the public are invited to register as interested and Affected Parties (I&APs) to be able to submit comments, raise concerns on the proposed activities and/or receive further information on the Environmental Assessment process. Registration requests and comments/concerns should be forwarded to Excel Dynamic Solutions (Pty) Ltd on the contact details below, before or on Friday, 3 September 2021.

Public Consultation Meeting will be held as per the following details:  
Date: Thursday, 27 August 2021  
Time: 11h30  
Venue: Okombane Community Hall in Okombane Settlement  
Ms. Fredrika Shagams - Email: [public@excelsolutions.com](mailto:public@excelsolutions.com)  
Tel : +264 (0) 61 260 530

**AI-ANON**  
Help for relatives of Alcoholics  
AL-ANON Family groups offer help for friends and relatives of alcoholics.  
They provide assistance for people who live with alcoholics.  
Dawnnann@gmail.com  
VENUE: cor Luderitz and Kasino Street  
DATE AND TIME: Thursdays at 19H00

**Market Watch**  
Om te adverteer skakel:  
Kleinadvertensies  
06-297 2058



# GOVERNMENT GAZETTE

## OF THE

# REPUBLIC OF NAMIBIA

N\$14.40

WINDHOEK - 13 August 2021

No. 7601

### CONTENTS

*Page*

#### GOVERNMENT NOTICES

No. 166	Amendment of Government Notice no. 55 of 31 March 2010: Recognition of the Ongandjera Custom Court as a Community Court and Appointment of Assessors and Justices: Community Courts Act, 2003 .....	2
No. 167	Amendment of Government Notice no. 105 of 20 May 2019: Recognition of the Linyanti Custom Court as a Community Court and Appointment of Assessors and Justices: Community Courts Act, 2003 .....	3
No. 168	Amendment of Government Notice no. 60 of 31 March 2010: Recognition of the Tsoaxudaman Custom Court as a Community Court and Appointment of Assessors and Justices: Community Courts Act, 2003 .....	3
No. 169	Notification of Farming Units offered for allotment: Agricultural (Commercial) Land Reform Act, 1995 .....	4
No. 170	Notification of Farming Units offered for allotment: Agricultural (Commercial) Land Reform Act, 1995 .....	5
No. 171	Notification of Farming Units offered for allotment: Agricultural (Commercial) Land Reform Act, 5 1995 .....	5
No. 172	Declaration of Osona Village Extension 12 to be approved township: Urban and Regional Planning Act, 2018 .....	9
No. 173	Declaration of Osona Village Extension 13 to be approved township: Urban and Regional Planning Act, 2018 .....	12
No. 174	Change of Surname: Aliens Act, 1937 .....	16

#### GENERAL NOTICES

No. 412	Namibia Financial Institutions Supervisory Authority: Voluntary cancellation of registration of Road Contractor Company Medical Scheme .....	17
No. 413	Creation of residential erven in Nakayale Proper, Outapi .....	18
No. 414	Rezoning of Erf 1685 and 1686, Windhoek from residential with a Destiny of 1:900 to office with a Bulk of 0.5 in terms of Section 105(1)(A) of the Urban and Regional Planning Act, 2018 .....	19

No. 415	Rezoning of ERF 8497, Extension 3, Rundu from 'local authority' to residential with a Density of 1:700 and subdivision into ERF X/8497 and the Remainder of Erf. 8497, Extension 3, Rundu .....	20
No. 416	Rezoning of Erf 2444, Khomasdal from "business to "residential" .....	21
No. 417	Subdivision of Berseba Townlands No. 426 into Portions 3 to 9 and Remainder and Township Establishment on Portions 3 to 9 to formalize Berseba and ultimately enable property ownership .....	21
No. 418	Rezoning of Erf 6791, No. 36 General Murtala Ramat Muhammed Avenue, Windhoek from 'office' with a bulk 0.4 to 'office' with a bulk of 0.5 and consent to use the Erf for a 'business building' for medical consulting rooms .....	22
No. 419	Rezoning of Portion 29 (A Portion of Portion 6) of the Farm Döbra No. 49; The Remainder of Portion 5 of the Farm Döbra No. 49 and Portion 33 (A Portion of Portion 5) of the Farm Döbra No. 49 from 'residential' with a density of 1 dwelling per 5ha to 'restricted business' with a bulk of 0.5 and subsequent consolidation of two portions .....	23

---

## Government Notices

---

### MINISTER OF JUSTICE

No. 166

2021

**AMENDMENT OF GOVERNMENT NOTICE NO. 55 OF 31 MARCH 2010: RECOGNITION OF THE ONGANDJERA CUSTOMARY COURT AS A COMMUNITY COURT AND APPOINTMENT OF ASSESSORS AND JUSTICES: COMMUNITY COURTS ACT, 2003**

In terms of section 7(3) read with section 8(1) of the Community Courts Act, 2003 (Act No. 10 of 2003), I amend Government Notice No. 55 of 31 March 2010 as set out in the Schedule.

**Y. DAUSAB**  
**MINISTER OF JUSTICE**

WINDHOEK, 22 July 2021

### SCHEDULE

The Schedule to Government Notice No. 55 of 31 March 2010 is amended by -

(a) the deletion of the following names from Part III of the Schedule:

"Petrus Kathingo"  
 "Martha Ileka"

(b) the addition of the following names to Part III of the Schedule:

"Kilian Kanime Kanime"  
 "Sakeus Shangula"

---

Berseba Proper will be established on Portion 3 of Berseba Townlands No. 426 and will comprise of 98 Residential, 1 General Residential, 16 Business, 2 Institutional, 6 Government, 1 Undetermined, 13 Industrial erven and 3 Public Open Spaces.

Berseba Extension 1 will be established on Portion 4 of Berseba Townlands No. 426 and will comprise of 157 Residential, 6 Business, 1 Institutional, 2 Office, 2 Undetermined, 1 Agriculture, 3 Local Authority erven and 2 Public Open Spaces.

Berseba Extension 2 will be established on Portion 5 of Berseba Townlands No. 426 and will comprise of 218 Residential, 1 Business, 2 Institutional, 1 Local Authority erven and 11 Public Open Spaces.

Berseba Extension 3 will be established on Portion 6 of Berseba Townlands No. 426 and will comprise of 122 Residential, 1 General Residential, 1 Business erven and 3 Public Open Spaces.

Berseba Extension 4 will be established on Portion 7 of Berseba Townlands No. 426 and will comprise of 151 Residential, 1 General Residential, 3 Institutional, 2 Undetermined erven and 5 Public Open Spaces.

Berseba Extension 5 will be established on Portion 8 of Berseba Townlands No. 426 and will comprise of 267 Residential, 1 General Residential, 12 Business, 7 Institutional, 1 Government, 1 Agriculture, 1 Local Authority erven and 3 Public Open Spaces.

Berseba Extension 6 will be established on Portion 9 of Berseba Townlands No. 426 and will comprise of 154 Residential, 1 Business, 1 Institutional, 1 Cemetery, 1 Undetermined erven and 3 Public Open Spaces.

Further take notice that the plans of the 6 Extensions lies open for inspection at the Berseba Village Council Notice Board, Urban and Regional Planning Board and Winplan Town and Regional Planners.

Should any person wish to comment to the proposed layouts, such comments together with the grounds thereof may be lodged at the Urban and Regional Planning Board and the applicant, Winplan Town and Regional Planners in writing within 14 days of the last publication of this notice. The last day for comments is 30 August 2021.

Winplan Town and Regional Planners  
P O Box 90761, Klein Windhoek  
E-mail: [winplan@winplan.com.na](mailto:winplan@winplan.com.na)  
Tel: 061-246761

No. 418

2021

REZONING OF ERF 6791, NO. 36 GENERAL MURTALA RAMAT MUHAMMED A  
VENUE, WINDHOEK FROM 'OFFICE' WITH A BULK 0.4 TO 'OFFICE' WITH A BULK OF  
0.5 AND CONSENT TO USE THE ERF FOR A 'BUSINESS BUILDING' FOR  
MEDICAL CONSULTING ROOMS

Take notice that **Du Toit Town Planning Consultants**, on behalf of the owner, Dr Martin Wucher, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), intends to apply to the Windhoek City Council and the Urban and Regional Planning Board for:

- Rezoning of Erf 6791, No. 36 General Murtala Ramat Muhammed Avenue, Windhoek from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.5; and

- Consent in terms of Table B of the Windhoek Town Planning Scheme to use Erf 6791, No. 36 General Murtala Ramat Muhammed Avenue, Windhoek for a 'business building' for medical consulting rooms.

Erf 6791, Windhoek measures at 815m<sup>2</sup> and is zoned "office" with a bulk of 0.4. A medical practice has been operating from Erf 6791 since 2001 and consent has been granted per Resolution 350/09/99. Given the erf size of 815m<sup>2</sup> and the existing bulk of 0.4, an office building of 326m<sup>2</sup> was allowed to be built. At the time of the approval and renovations for the current, the consent for free residential bulk was not included, however, the building was renovated with an additional floor area indicated as residential, but not used as such. This caused the size of the building to exceed the bulk factor of 0.4 with ± 77,96m<sup>2</sup>. As the first floor is not used for residential purposes, nor can it be converted back to a residential unit, the building plans need to be in line with the Windhoek Town Planning Scheme, and it is believed that an application for the marginal increase in bulk to 0.5 to accommodate the additional floor area is the most practical solution.

The intended application is in line with the Windhoek Structure plan and sufficient parking is provided for as per the City of Windhoek requirements.

Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 23 August 2021).

Should you require additional information you are welcome to contact our office.

**Applicant:** Du Toit Town Planning Consultants  
 P O Box 6871  
 AUSSPANNPLATZ  
 WINDHOEK  
 Tel: 061-248010  
 Email: [planner1@dutoitplan.com](mailto:planner1@dutoitplan.com)

No. 419

2021

**REZONING OF PORTION 29 (A PORTION OF PORTION 6) OF THE FARM DÖBRA NO. 49; THE REMAINDER OF PORTION 5 OF THE FARM DÖBRA NO. 49 AND PORTION 33 (A PORTION OF PORTION 5) OF THE FARM DÖBRA NO. 49 FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 5ha TO 'RESTRICTED BUSINESS' WITH A BULK OF 0.5 AND SUBSEQUENT CONSOLIDATION OF TWO PORTIONS**

Take notice that **Du Toit Town Planning Consultants**, on behalf of the owner, Mr. I J Snyman, the sole-director of Bonnex Properties (Pty) Ltd and Nemi Investments (Pty) Ltd, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), intends to apply to the Windhoek City Council and the Urban and Regional Planning Board for:

- Rezoning of Portion 29 (a portion of Portion 6) of the Farm Döbra No. 49, from "Residential" with a density of 1:5ha to "Restricted Business" with a bulk of 0.5
- Rezoning of Remainder Portion 5 of the Farm Döbra No. 49 from "Residential" with a density of 1: 5ha to "Restricted Business" with a bulk of 0.5.
- Rezoning of Portion 33 (a portion of Portion 5) of the Farm Döbra No. 49 from "residential" with a density of 1:5ha to "Restricted Business" with a bulk of 0.5

**NOTICE**

Take notice that **DU TOIT TOWN PLANNING CONSULTANTS**, on behalf of the owner, **Dr Marlin Wucher**, in terms of the stipulation of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), intends to apply to the Windhoek City Council and the Urban and Rural Planning Board for:

- Rezoning of Erf 6791, No. 36 General Murtala Ramat Muhammed Avenue, Windhoek from 'office' with a bulk of 0.4 'office' with a bulk of 0.5; and
- Consent in terms of Table B of the Windhoek Town Planning Scheme to use Erf 6791, No. 36 General Murtala Ram Muhammed Avenue, Windhoek for a 'business building' for medical consulting rooms.

Erf 6791, Windhoek measures at 815m<sup>2</sup> and is zoned 'office' with a bulk of 0.4. A medical practice has been operating from Erf 679 since 2001 and consent was granted per Resolution 350/09/99. Given the erf size of 815m<sup>2</sup> and the existing bulk of 0.4, an office building of 326m<sup>2</sup> was allowed to be built. At the time of the approval and renovations for the current, the consent for free residential bulk was not included, but the building was renovated with an additional floor area indicated as residential, but not used as such. This caused the size of the building to exceed the bulk factor of 0.4 with  $\pm 77,96m^2$  measuring at 403,96m<sup>2</sup> instead of 326m<sup>2</sup>. As the first floor is not used for residential purposes, nor can it be converted back to a residential unit, the building plans need to be in line with the Windhoek Town Planning Scheme, and it is believed that an application for the marginal increase in bulk to 0.5 to accommodate the additional floor area is the most practical solution.

The intended application is in line with the Windhoek Structure plan and sufficient parking is provided for, as per the City of Windhoek requirements as per the sketch inserted.

Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Soot Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 518) and the applicant within 14 days of the last publication of this notice (final date for objections is 30 August 2021).

Should you require additional information you are welcome to contact our office

Applicant:  
**DU TOIT TOWN PLANNING CONSULTANTS**

P.O. Box 6871

AUSSPANPLATZ

WINDHOEK

Tel: 051-248010

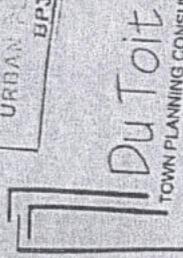
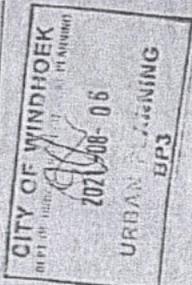
Email: [planning@duitoit.com](mailto:planning@duitoit.com)

City of Windhoek  
The Urban Planner (Town House, Fifth Floor, Room 518)

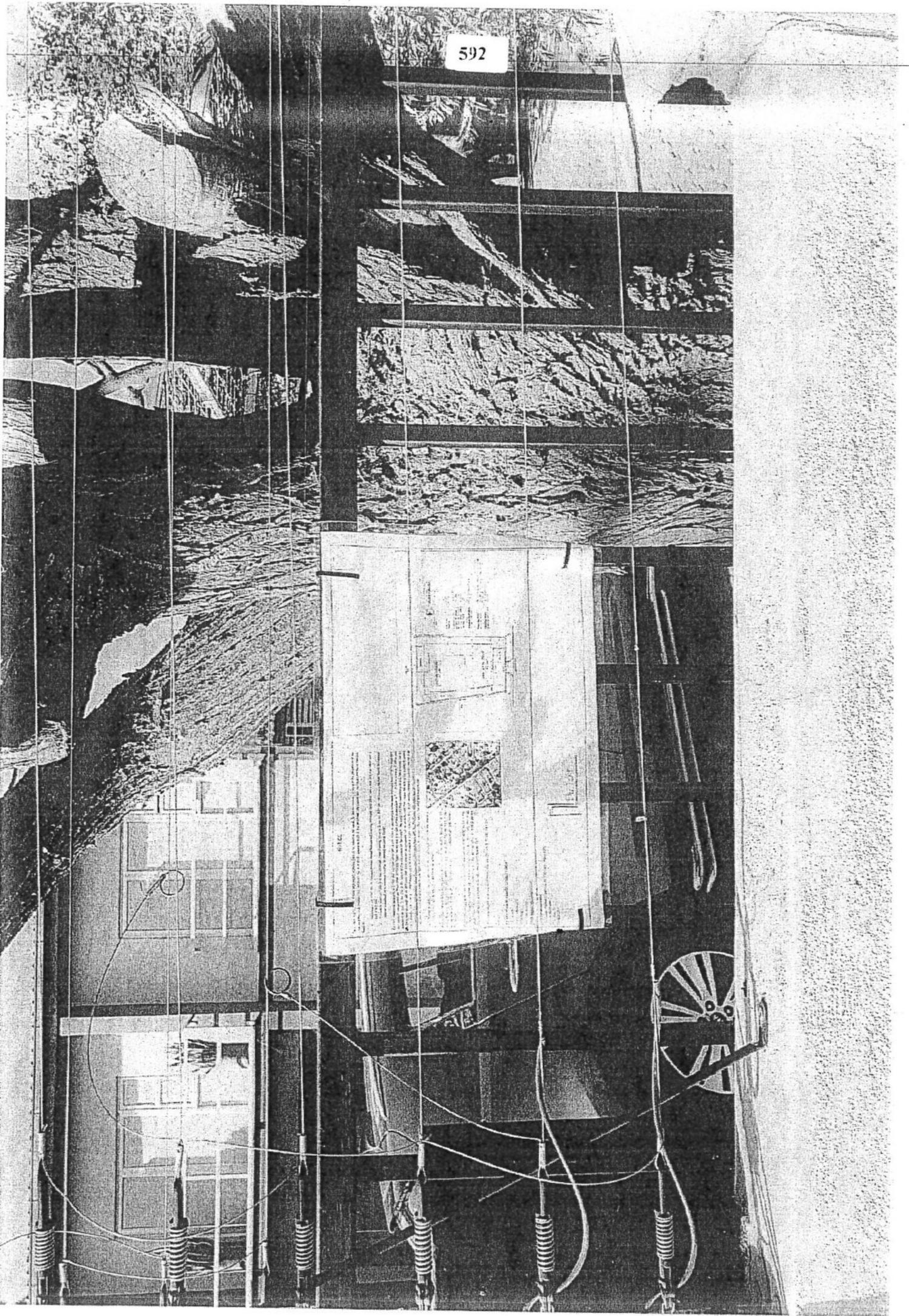
City of Windhoek

P.O. Box 59

WINDHOEK



592





**Enquiries:** D. Opperman  
**Contact number:** +264 81 835 2021  
**Reference:** Döbra/ Ptn 5 ,29 & 33 Farm No 49

Strategic Executive  
Department of Urban Planning and Property Management  
Windhoek City Council  
P O Box 59  
**WINDHOEK**

25 June 2021

For attention: Mr Hugo Rust

Dear Mr Rust

**REZONING OF PORTION 29 (A PORTION OF PORTION 6) OF THE FARM DÖBRA NO. 49;  
THE REMAINDER OF PORTION 5 OF THE FARM DÖBRA NO. 49 AND PORTION 33 (A  
PORTION OF PORTION 5) OF THE FARM DÖBRA NO. 49 FROM 'RESIDENTIAL' WITH A  
DENSITY OF 1 DWELLING PER 5ha TO 'RESTRICTED BUSINESS' WITH A BULK OF 0.5  
AND SUBSEQUENT CONSOLIDATION OF TWO PORTIONS**

On behalf of the owners of the below properties, our office herewith applies to the Municipality of Windhoek in terms of Section 105(1) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) for:

- Rezoning of Portion 29 (a portion of Portion 6) of the Farm Döbra No. 49, from "Residential" with a density of 1:5ha to "Restricted Business" with a bulk of 0.5
- Rezoning of Remainder Portion 5 of the Farm Döbra No. 49 from "Residential" with a density of 1: 5ha to "Restricted Business" with a bulk of 0.5.
- Rezoning of Portion 33 (a portion of Portion 5) of the Farm Döbra No. 49 from "residential" with a density of 1:5ha to "Restricted Business" with a bulk of 0.5
- Consent to utilise Portion 5, 29 and 33 for Restricted Business purposes while the rezoning is being finalised.
- Consolidation of Portion 29 (a portion of Portion 6) of the Farm Döbra No. 49 with the Remainder of Portion 5 of the Farm Döbra No. 49

The location of the respective portions is shown on the attached plans and the Power of Attorneys from the owner with the Company registration documents are also attached. All three portions belong to one owner who is the sole director of the two companies – Mr I J Snyman.

Portion 29/6/49 and Re/5/49 is registered in the name of Bonnex Properties (Pty) Ltd while Portion 33/5/49 is owned by Nemi Investments Forty Five (Pty) Ltd.

*Please note that the appointment was made before the promulgation of the Regulations of the Urban and Regional Planning Act (Act 5 of 2018) and therefore the rezoning was advertised for comments and the comments from the neighbours obtained already.*

## **1. Plot Information**

### **1.1 Location, size and zoning**

Portion 29, the Remainder of Portion 5 and Portion 33 of the Farm Döbra No. 49 are all adjacent to each other and located east of the B1 Windhoek to Okahandja dual-carriage road along the Klein Windhoek River and west of the District Road 1512 which run parallel to the B1 National Road in a north south direction.

Portions 29 and the Remainder of Portion 5 are occupied by Snyman Transport business which is one of the leading cross border transport companies in Namibia while Portion 33 (a portion of Portion 5) is undeveloped. The house, offices and warehouses are mainly on Portion 29 while the trucks are parked on the Remainder of Portion 5 of Farm Döbra No. 49.

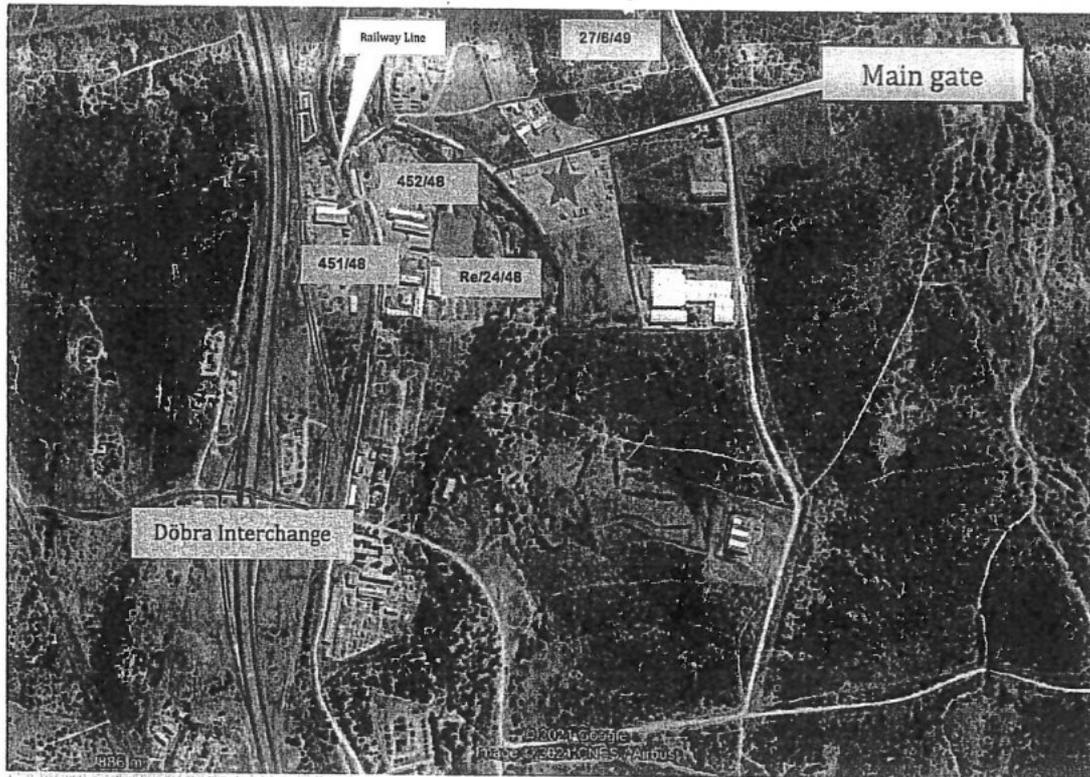
Portion 33 borders Interpack which is a processing, bottling, procurement, and distribution business on Ptn 32/5/49, directly to the west, with the Remainder of Portion 5 and Portion 29 north of it. All the surrounding land uses are similar in that they include warehouses, storage facilities, transport logistics and other transport businesses.

Portion 29 measures at 5 hectares in extent, followed by the Remainder of Portion 5, measuring at 7,2475 hectares and finally, Portion 33 measuring 5,2108 hectares in extent. All three portions are zoned "Residential" with a density of 1:5ha. The portions are located within Zone C of the Brakwater Policy Area – the 'eastern residential flats but borders Zone E – 'the Industrial Core' directly to the west.

**Current Access** to the activities of Snyman Transport which is mainly on Portion 29 and Rem/Ptn 5 is from an existing 13m Right of Way Servitude that has been registered over the Remainder of Portion 6 of Farm Döbra No. 49 for many years.

The existing main access is from the new Döbra interchange on the B1, whereafter it follows the arterial road and then the 13m Right of Way registered along the northern boundary of Portion 451 of the Farm Brakwater No. 48. From here it crosses the railway line (approved crossing), follow a registered 10m Right of Way Servitude along the western boundary of Portion 174 and then turn in an easterly direction over Portion 174, over the Klein Windhoek River. It then crosses the Re/6/49 horizontally to the northern boundary of Portion 29/6/49 where there is a gate to the property, and further east across Portion 28/6/49 towards the D1512.

The access is indicated below.



Although not in use, the current access to Portion 33 is via 13m Right of Way over Portion Re/5/49.

The access and servitudes will be discussed in more detail in paragraph 1.3 below.

### 1.2 Topography

The terrain can be considered flat, as most of it has been levelled. There is a natural dam along the northern boundary of Portion 29, otherwise the topography is considered flat. The slope on the Remainder of Portion 5 of the Farm Döbra No. 49 is downwards in a westerly direction towards the Klein Windhoek River. The availability of developable land however is sufficient for the proposed uses. Portion 33 has also been cleared and flattened for the larger part of the portion.

### 1.3 Surrounding uses & characteristics

The uses surrounding Portion 29/6/49, Re/5/49 and 33/5/49 are all similar. It ranges from warehousing for general storage to transportation and logistical companies that need space for all their heavy vehicles.

The image below gives an indication of the uses surrounding the mentioned portions.

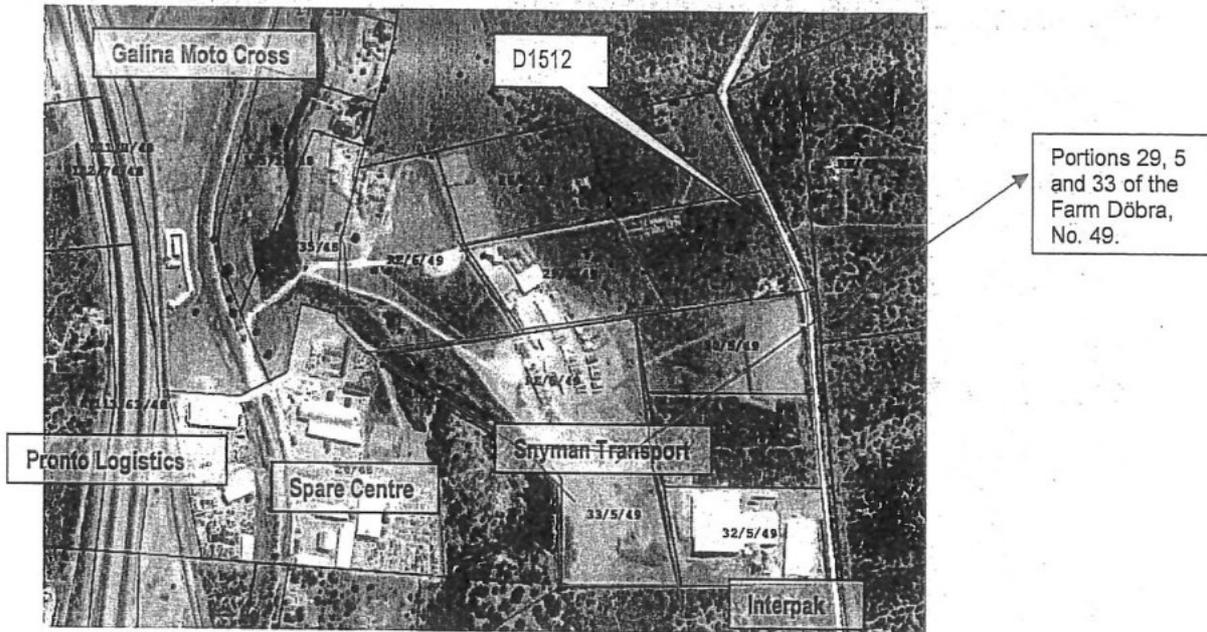


Image showing the surrounding the activities around the portions.

#### 1.4 Access, Servitudes and Municipal Reserve

As mentioned above, current access to Portion 29/6/49, Re/5/49 and Portion 33/5/49 is from existing roads and registered right of way servitudes and partly over other neighbouring properties, mainly because this is the shortest route and was the easiest options to navigate through the properties all the years. A plan showing the Right of Way Servitudes registered on/over the different portions of this application is attached.

Since City of Windhoek has approved the collector road system for Brakwater area, planning applications need to address changes in Right of Way Servitudes and registration of new servitudes. In some cases, portions are also subdivided to be transferred back to the City of Windhoek in lieu of Betterment Fee.

Access to the proposed Consolidated Portion X and Ptn 33/5/49 can be addressed as follow:

- **Option 1 – Existing Right of Ways and revisions of them**
- **Option 2 – Via already constructed collector road system & D1512**

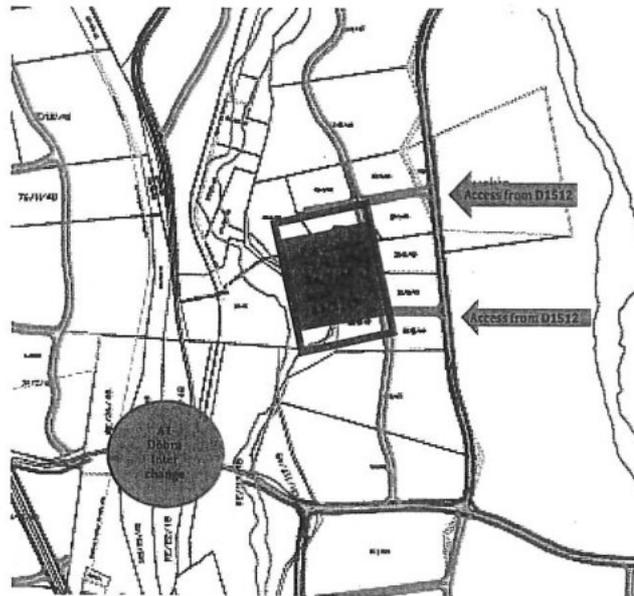
#### ➤ **Option 1 – Existing Right of Ways and revisions of them**

- As a number of existing right of way servitudes over different properties affect the access to Portion 29/6/49, Re/5/49 and 33/5/49 our office consulted the Department Transportation in March 2021 for guidance on the continued use of the existing right of way servitudes as interim measure until such time the main arterials and collector roads has been constructed.
- Another problem encountered is that the width of the existing right of way servitudes are not always according to the latest requirements of the City. From the meeting we had, it was comprehended that the City would accept the existing right of way(s) and its width where it cannot change or where the new arterial/collector road is not yet constructed.

- If one uses the assumption that the access routes and right of way servitudes described in the application for the rezoning of the Remainder of Portion 6 of Farm Döbra No. 49 will be/has been approved as requested, a new 13m Right of Way Servitude will exist over Portion 174/35/48 and Rem/6/49 in an east west direction in favour of the Remainder of Portion 6 of the Farm Döbra as well as Re/5/49, 26/6/49 and 29/6/49. *This application has not been finalized yet.* This servitude also connects with the one indicated on Diagram A467/2018 which connect with the one registered over the Re/5/49 per Diagram A190/2019 and is the main entrance to the premises.

#### Option 2 – Via already constructed collector road system & D1512

- The second option would be according to the planned road network from the City where access is taken from District Road 1512 onto a 13m Right of Way Servitude between portions 26 to 29 of the Remainder of Farm Döbra or alternatively the road servitude area between Portion 31/5/49 and 32/5/49.
- The main arterial from the interchange still needs to be constructed.



The following existing Right of Way Servitudes has been registered on the portions:

- **Portion 29 (a portion of Portion 6) of Farm Döbra No. 48**
  - 5m Right of Way Servitude on the northern boundary of Portion 29 as per **Diagram A 181/2001** The total width of this servitude including the servitude that is on the southern boundary of Portion 26/6/49 is 10m.
  - The collector road plan for the Brakwater area, show this as a collector road that will connect with the D1512 and the width should therefore be adjusted to 12,5m.

These servitudes do not exist/are not used as such, only a small gravel road can be seen from aerial photos inside Portion 27/6/49.

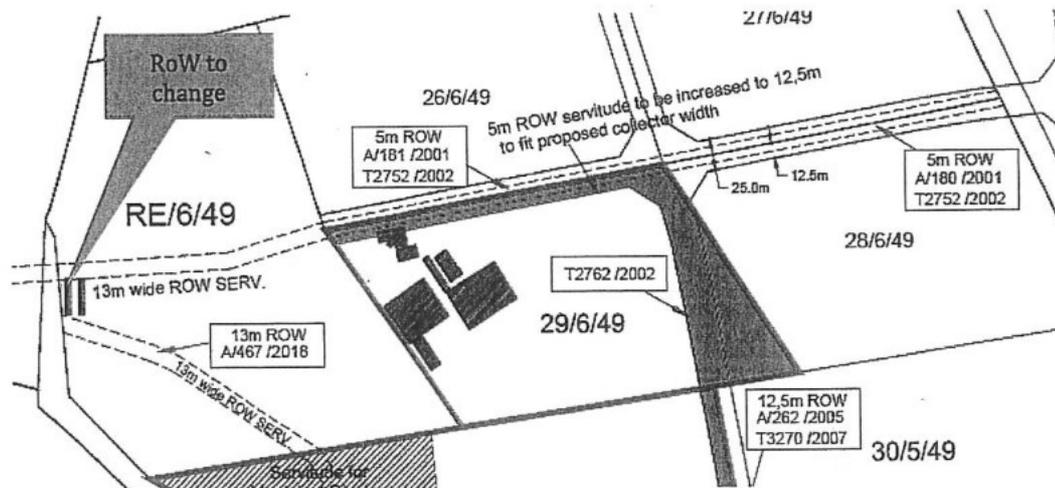
- Since Portion 29 will be consolidated with Re/5/49, the Servitude diagrams and Notarial Deed of Servitudes will be revised for the relevant Servitudes.

**New Servitude to be registered:**

- The 5m Right of Way Servitude per diagram A181/2001 needs to increase to 12,5m and registered in favour of Portion 29/6/49 and Re/6/49,
- A Right of Way Servitude of  $\pm$  25m in favour of the Municipality to be reserved in order to be subdivided once the collector road is being constructed.

• **Remainder of Portion 5 of Farm Döbra No. 48**

- A 13m Right of Way Servitude on the Remainder of Portion 5 indicated on **Diagram A190/2019** – approximately along the eastern bank of the Klein Windhoek river. The road has been properly constructed by the owners and serves as the main access road to the activities on the portions. This servitude can be cancelled with the consolidation of Portion 29 and Rem/Ptn 5 and just used as internal access road, if necessary.
- The servitude continues in a northerly direction over Re/6/49 (A467/2018) where it connects with the road that ultimately provide access onto the B1 Highway. From the meeting with the Department Transportation, it was resolved that the connection with the east-west servitude over Re/6/49 and 174/35/48 need to change to a 90° T-junction,



- A 12,5m Right of Way Servitude (**Diagram A 262/2005 and A263/2005**) along the eastern boundary of the portion in favour of Portion Re/5/49, 29/6/49, Re/6/49, 28/5/49, and 30/5/49 and 31/5/49.

• **Portion 33 (a portion of Portion 5) of the Farm Döbra No. 48**

- A 12,5m Right of Way Servitude along the eastern boundary with Ptn 31 was registered to make provision for the collector road system. Indicated on Diagram A265/2005.
- This servitude form part of the 25m collector road and the T-junction which connect with D1512.

Municipal Reserves: As was the practice some years ago, a municipal reserve needed to be registered when plots were subdivided. The municipal reserve for Rem/Ptn 5 was allocated along the western and northern boundaries. Should these reserves still be valid, it is requested that this particular reserve be cancelled in place of the reserves of the collector roads and the small triangle that formed between the collector road and Portion 28/6/49.

### 1.5 Registered Conditions

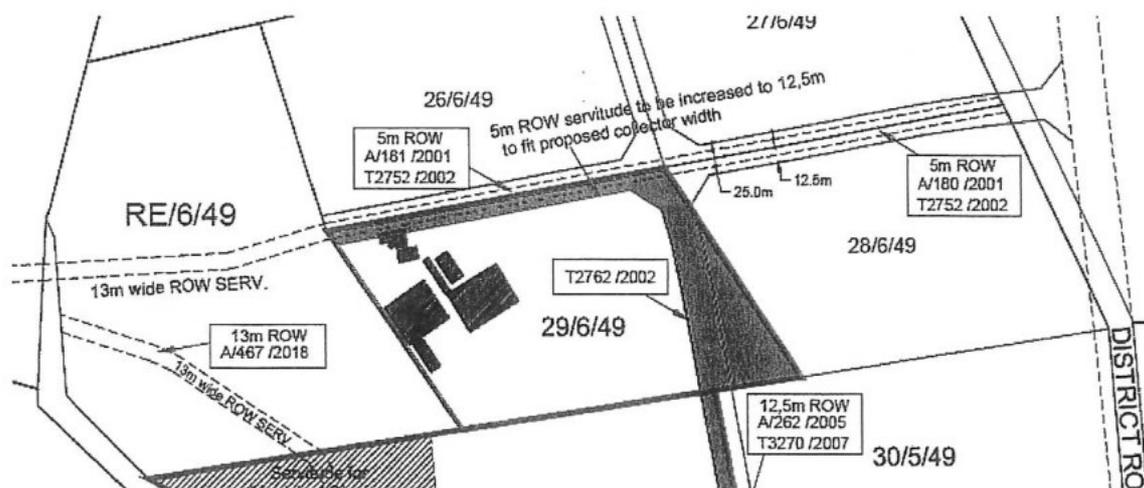
- **Deed of Transfer T2752/2003:** *Portion 29 (a portion of Portion 6) of the Farm Döbra No. 49* Paragraphs A, B and C describing the use of the property, can be cancelled with the registration of Consolidated Portion X. The standard Town Planning Scheme conditions can be registered as it supersedes the Title Conditions.

The two Right of Way servitudes that are described by Paragraphs D and E, still refer to the width of the servitudes begin 5m wide. These two servitudes should be cancelled and replaced upon registration of the Consolidated portion with updated servitudes along the alignment of the proposed collector road.

Paragraph D describe the Servitude along the northern boundary of Portion 29/6/49 which is in favour of Portion 28/6/49, should be increased to 12,5m wide to form one half of the collector road that will connect with District Road D1512.

Paragraph E specifies that Portion 29 is entitled to a 5m wide Right of Way Servitude along the northern boundary of Portion 28/6/49 which should also be increased to 12,5m to be the one half of the collector road that will connect with District Road D1512.

The above-described access roads do not exist/are not used as such, only a small gravel road can be seen from aerial photos inside Portion 27/6/49.



- **Deed of Transfer T3270/2007:** *The Remainder of Portion 5 of the Farm Döbra No. 49* The portion is entitled to a servitude of right of way 2.5 meters wide over Portion 32 (a portion of Portion No. 5) of the Farm Döbra No. 49. Diagram A264/2005 indicate the width of this

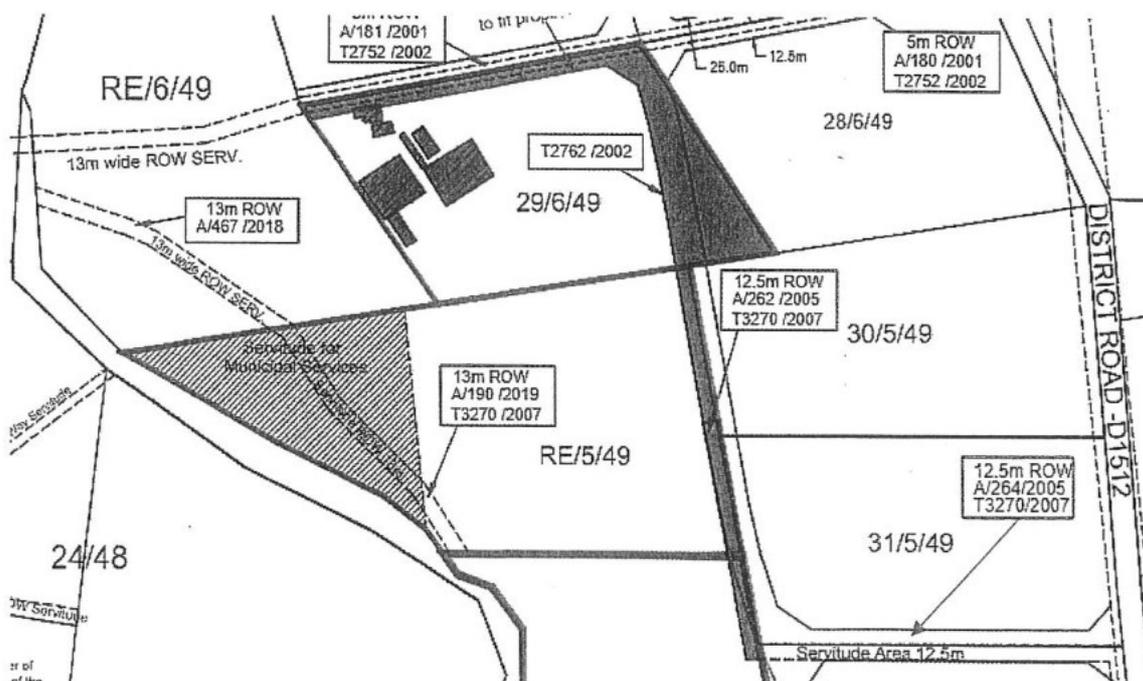
servitude to be 12,5m and not 2,5m. This servitude forms part of the collector road system and should thus be cancelled (to rectify the width) and registered on the consolidated Portion X.

Notarial Deed of Cancellation of Conditions (K276/2005S - attached) mentioned in the servitude that Re/5/49 are entitled to refer to the cancellation of conditions A & B in Deed of Transfer T3432/2002. These conditions were registered against Portion 32 (a portion of portion 5) of the Farm Döbra No. 49. and was related to the use of land/width of old servitudes. The Right of Way Servitude on Diagram A264/2005 thus still apply and should be registered against the consolidated Portion X.

There are also two further endorsements for Notarial Deeds (attached) registered on the Title Deed.

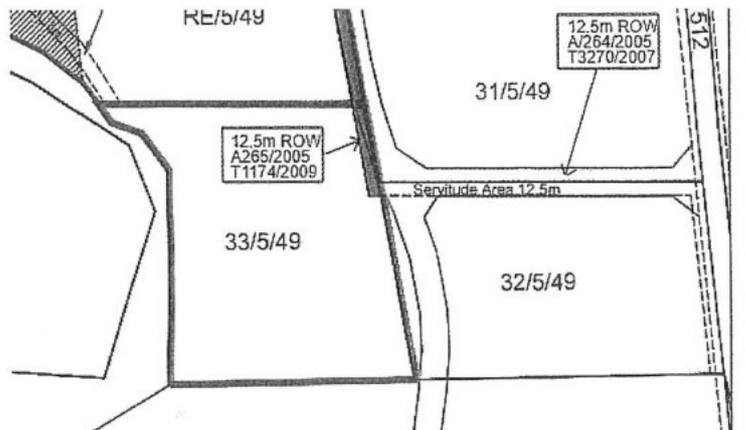
Notarial Deed K134/2007S describe a Right of Way Servitude of 12,5m parallel to the entire eastern boundary as indicated on Diagrams A 263/05 and A262/05 (attached). This should be retained with the consolidation with Portion 29/6/49.

Notarial Deed K 354/2011S describe a Servitude in favour of Nampower over Portion 32 (a portion of Portion 5) to convey electricity. This should also be retained against the consolidated portion.



- **Deed of Transfer T1174/2009** : Portion 33 (a portion of Portion 5) of the Farm Döbra No. 49 The standard Town Planning Scheme conditions are registered against the portion that state that the erf shall only be utilized for the purposes postulated by the Windhoek Town Planning Scheme and a minimum building value of 4 times the Municipal valuation of the erf.

Since no cadastral changes are proposed to Portion 33, the conditions of the Title Deed do not have any effect on the application. The Right of Way Servitude indicated on Diagram A265/2005 is not endorsed on the Title Deed.



### 1.6 Existing infrastructure

Since Portion 29/6/49, the Remainder of Ptn 5 and Ptn 33 was occupied by Snyman Transport for many years already, there are basic services available at the properties. Any further development could require upgrade of the provision of infrastructure for the responsibility of the owner. These upgrades will have to be according to the satisfaction and requirements of the City of Windhoek.

**Water:** Water to Portions 29/6/49, Rem/Ptn 5/49 and Ptn 33/5/59 is currently supplied directly from the Municipal water reticulation system of Brakwater which is directly linked to the NamWater line connecting Windhoek with Von Bach Dam. Water to the any further development will be obtained through the same network as no on-site water resources are available. The necessary water connection to the portion will be to the requirements of the City of Windhoek.

**Electricity:** Nampower is currently supplying power to Portions 29/6/49, Rem/Ptn 5/49 and Ptn 33/5/59 although the City of Windhoek is in the process to take the infrastructure and supply over. The owner of all three properties will be responsible for the provision of electricity to the satisfaction of the Municipality.

**Sewerage Disposal:** There is currently no municipal sewer network in the Brakwater and Döbra area and it will be the responsibility of the owner of the property to install an appropriate system for sewerage disposal in compliance with the municipal regulations and other authorities.

**Solid Waste:** The expected solid waste to be generated by the 'restricted business' use can be classified as general municipal waste, dry waste such as packing materials and possibly spares and liquids from workshop operations. The owner of the portions already has a solid waste removal system in place. This can be adapted according to the needs from the activities. From the on-site storage, the waste will have to be deposited at the approved Brakwater Municipal waste collection facility which is under the management of the Municipal Solid Waste Management Department from where it will be taken to the Kupferberg Municipal waste disposal/landfill site.

## 2. Development Proposal

It is the intention of the owner to bring the use in line with the Windhoek Town Planning Scheme and continue to use the portion for the operation of their transport business. It is also their intention to construct a warehouse on Portion 33 to rent or possibly sell to interested buyer.

To achieve the above, the respective portions need to be rezoned to 'restricted business' with a bulk of 0.5.

In Windhoek Town Planning Scheme, 'restricted business' can be defined as:

V	Business buildings	Other uses not under columns 2 and 4	Noxious industrial buildings
Restricted Business			

***Business building means a building designed and/or used as offices, warehouses, medical or dental consulting rooms, laboratories or other business purposes but does not include other buildings specifically defined or mentioned elsewhere in this Scheme with the exception of offices.***

## 3. Motivation

### 3.1 Need and desirability of the application

Portions 29 and 5 of the Farm Döbra No. 49 are developed, but not to full capacity- there is still room for more development. Portion 33 (a portion of Portion 5 of the Farm Döbra No. 49 is largely undeveloped and therefore has great potential for development.

It is a natural urban phenomenon that the rural areas on the fringes of a city get under pressure as the city grow and expand. Where initially there was no pressure for non-residential uses and higher densities, the population growth and urbanization cause more people to move to the city requiring land.

With the increase in various economic activities in recent years, particularly for uses such as the ones in discussion there has been an equally increased demand for huge parcels of land which are not exactly available in the City hence the extension in a northerly direction towards the Brakwater/ Döbra location.

The need for industrial/restricted business purposes for warehouse, storage and transportation purposes has increased significantly over the past 5 years. Since there is no such land (especially large erven) available in the City, the natural extension for this need is in a northerly direction to the Brakwater/Döbra area. The upgrading of the Trunk Road between Windhoek and Okahandja has also contributed to this need considerably.

Based on a site visit and observation, it is evident that land along the National Road and the arterial roads are much in demand for 'restricted business' / 'light industrial' uses such as the intended. The area surrounding Portions 29/6/49, Re/5/49 and 33/5/49 is not suitable for 'residential' purposes anymore.

For a restricted business development, a relatively flat topographical area is required which is only available to the north of Windhoek in the Brakwater/Döbra area. Vacant/available industrial zoned/restricted business zoned land in the established industrial areas of Windhoek has also become very expensive.

This, together with the upgrading of the B1 National Road, is one of the reasons why the Brakwater/Döbra area has become so popular especially for transport and warehousing operations.

Due to the changing character of the Döbra area, there is clearly a need for more land for 'restricted business' purposes, and support for the rezoning of Portions 29/6/49, Re/5/49 and 33/5/49 would thus further compliment the changing character and already established non-residential uses.

The existing uses and other surrounding uses are all already restricted business activities, mainly warehousing and storage facilities and thus the proposed rezoning will fit in with the existing character.

The establishment of business activities in the Döbra area, also provide employment opportunities for residents living in the northern suburbs of Windhoek.

As the advertisement procedures were completed already, the returned forms from all the adjacent neighbours indicates they have no objection to the intended rezoning (and consolidation).

Portion 29/6/49 and Re/5/49 belongs to the same entity – Bonnex Properties (Pty) Ltd and Mr Snyman wish to consolidate it. A consolidated Portion will also ensure easier placement of buildings as there are no building lines to consider.

### **3.2 Council's Policy**

#### **3.2.1 Bulk**

Council per Resolution 78/03/2020 resolve that in the case of applications for rezoning of 'restricted business' land in Brakwater, a sliding scale bulk factor be used.

As portions 29/6/49, Re/5/49 and 33/5/49 are 5 ha and larger in size, a bulk factor of 0.5 is applicable as per the extract of the resolution below.

- 2 That based on current development trends the existing Brakwater Policy Area for Business/Restricted Business be amended to allow for a sliding scale bulk factor based on the size of the properties as follows:
- 2.1 Plots with a size up to 1 hectare can be considered for a bulk of 1.0;
  - 2.2 Plots with a size between 1 hectare and 5 hectares can be considered for a bulk of 0.75;
  - 2.3 Plots with sizes larger than 5 hectares can be considered for a bulk of 0.5; and
  - 2.4 All applications based on paragraphs 2.1 to 2.3 above to be considered on basis of paragraphs 1.1 to 1.6 above.

A number of rezoning applications for similar bulk factors in the Brakwater/Döbra area has been approved recently.

Portion	New zoning
Portion 131, Brakwater:	Industrial bulk 0.4
Portion 11, Brakwater:	Industrial bulk 0.75
Portion 10, Brakwater	Industrial bulk 0.5
Cons Ptns of Ptn 25 & 33	Industrial bulk 1.0
Re/Ptn 25, Brakwater	Industrial bulk 0.75
Re/Ptn 18, Brakwater	Industrial bulk 1.0
Ptn/Ptn 14, Nubumamis	Industrial bulk 0.4
Ptn 32, Döbra	Industrial bulk 0.4
Portion 3 of Ptn 2, Döbra	Restricted Business bulk 0.4
Ptn 451, Brakwater	Industrial bulk 0.75
Ptn 452, Brakwater	Industrial bulk 0.4
Ptn Re/H, Brakwater	Industrial bulk 0.75
Ptn 87, Brakwater	Industrial bulk 0.1
Ptn 30 of Ptn 5 Döbra	Restricted Business bulk 0.5
Ptn 176, Brakwater	Industrial 0.1
Ptn 160/29 Brakwater	Industrial 0.5

<i>Applications awaiting approval</i>	
Ptn 162, Brakwater	Industrial bulk 0.75
Ptn 35, Brakwater	Industrial bulk 0.4
Ptn 390 & Re70, Brakwater	Industrial bulk 0.5
Ptn Re/6, Döbra	Restricted Business bulk 0.5

The proposed bulk of 0.5 for Portions 29/6/49, Re/5/49 and 33/5/49 are in line with Council's Policy.

### 3.2.2 Road Masterplan

The Brakwater Roads Masterplan has been in existence for some years already. It is being implemented as and when applications are submitted for cadastral or land use changes. It consists of a collector road system with arterial roads. As mentioned in an earlier paragraph, our office consulted with the Department Transportation to obtain clarity regarding the use of existing Right of Way Servitudes, adjusting of the widths of the existing Right of Way's and implementation of the collector road system.

The City of Windhoek's Road Masterplan for the Brakwater/ Döbra area is in the process of being finalised. This plan will allow for the construction of a collector road that will provide easier access to and from these portions and the other surrounding portions. Image two shows the location of the Portions in relation to the proposed collector roads. (Zone C BW Policy Area)



It is proposed that support for the application include the use of the existing right of way servitudes and that where possible the widths are adjusted to the requirements of Council.

The implementation of the collector roads that can provide access to Consolidated Portion X and Portion 33/5/49 via District Road D1512 is dependent on a bridge to be built over the Klein Windhoek River. It is not known when this will be done, therefore the use of the existing Right of Way Servitudes should remain in place.

The uncertainty regarding the status of the roads has led to a large number of Brakwater applications not being finalised.

### 3.3 Existing and New Buildings

Remainder of Portion 5 and Portion 29 of the Farm Döbra No. 49 are occupied with the Snyman Transport business buildings, dwelling house and other equipment. It is their intention to build a warehouse on the vacant Portion 33 of the Farm Döbra No. 49 and rent or sell it to interested buyers.

#### **4. Environmental Clearance**

The Environmental Management Act (Act 7 of 2007) requires that Environmental Clearance Certificate needs to be obtained for a rezoning from 'residential' to any commercial or industrial use.

The Environmental Impact Assessment (EIA) study will be advertised according to the requirements of the Act and all interested and affected parties will be invited for their comments after receipt and approval by Council. The Study will be submitted to the Ministry of Environment and Tourism in due course and a condition can be included that the rezoning can only be included in an Amendment Scheme provided that the Betterment Fee has been paid and the Environmental Clearance Certificate obtained.

#### **5. Advertising and Comments**

The rezoning notice for Portion 29 (a portion of Portion 6) of the Farm Döbra No. 49, Portion 5 of the Farm Döbra No. 49, and Portion 33 (a portion of Portion 5) of the Farm Döbra No. 49 has been advertised as required in terms of the Windhoek Town Planning Scheme (before the Urban and Regional Planning Act No. 5 of 2018 was promulgated) on the 23rd and 30<sup>th</sup> of July 2020 in the New Era and The Namibian newspapers, respectively. The relevant newspaper adverts are attached.

A notice was placed on the notice board of the Customer Care Centre of the City of Windhoek. Due to the Covid-19 pandemic that also affected the postal service and movement of people restricted somewhat, the owner of Portions 29/6/49, Re/5/49 and 33/5/49 delivered the letter with his intention to rezone and consolidate in person to his adjacent neighbours. The proof of receipt is attached. Due to logistical issues, the letters were distributed over some months. No objections were received, all the returned forms are attached.

#### **6. Conclusion**

The portions have been used for its current use for a number of years already. The owner therefore wishes to bring the zoning in line with the Windhoek Town Planning Scheme and thus the application to rezone the portions to "restricted business" uses for their current cross border transportation business as well as increase the development potential of the property. The consolidation of Portion 29/6/49 and Re/5/49 is also a logistical exercise to keep the activities of Snyman Transport on one property.

Based on the fact that businesses of this nature require large portions of fairly flat land and given that the surrounding properties are all of a similar use, the rezoning is not believed to have any negative impacts on the area, nor is it believed to contravene any zoning regulations.

Council is kindly requested to support this application.

## 7. Application

Application is herewith made:

- 7.1 That Portion 29 (a portion of Portion 6) of the Farm Döbra No. 49, be rezoned from "Residential" with a density of 1:5ha to "Restricted Business" with a bulk of 0.5
- 7.2 That the Remainder of Portion 5 of the Farm Döbra No. 49 from "Residential" be rezoned with a density of 1: 5ha to "Restricted Business" with a bulk of 0.5.
- 7.3 That Portion 33 (a portion of Portion 5) of the Farm Döbra No. 49 be rezoned from "residential" with a density of 1:5ha to "Restricted Business" with a bulk of 0.5
- 7.4 That Portion 29 (a portion of Portion 6) of the Farm Döbra No. 49 and the Remainder of Portion 5 of the Farm Döbra No. 49 be consolidated into Consolidated Portion X
- 7.5 That the standard Town Planning Scheme conditions be registered against the Consolidated Portion X
- 7.6 The consent be granted to utilise the Remainder of Portion 5/49, Portion 29/6/49 and Portion 33/5/49 for Restricted Business purposes while the rezoning is being finalised.
- 7.7 That the rezoning only be included in an Amendment Scheme provided that the Betterment Fee has been paid and the Environmental Clearance Certificate obtained.
- 7.8 That the following conditions and Right of Way Servitudes be changed and registered over the respective portions:
- 7.8.1 *Portion 29 (a portion of Portion 6) of the Farm Döbra No. 49*
- Paragraphs A, B and C in Deed of Transfer T2752/2003 be cancelled with the registration of Consolidated Portion X. The standard Town Planning Scheme conditions can be registered against the Consolidated Portion X.
  - The Right of Way Servitude described in Paragraph D on Diagram A181/2001 which is in favour of the Remainder of Farm Dobra No. 49 be cancelled and a new Right of Way Servitude of 12,5m wide to be registered along the northern boundary of Portion 29 (a portion of Portion 6) of the Farm Döbra No. 49 in favour of the Consolidated Portion X and the Remainder of Portion 6 of the Farm Döbra No. 49;
  - The Right of Way Servitude described in Paragraph E on Diagram 180/2001 which Portion 29/6/49 is entitled to and which is in favour of Portion 28/6/49, should be cancelled and a new Right of Way Servitude of 12,5m wide to be registered over Portion 28/6/49 in favour of the Consolidated Portion X and the Remainder of Portion 6 of the Farm Döbra No. 49.
  - That a 25m Right of Way Servitude be registered over Portion 29/6/49 (ultimately the Consolidated Portion X indicated on the attached Plan No. 6 DOBRA to continue the

alignment of the proposed collector road, already described by Diagram A262/2005 and A263/2005.

### 7.8.2 *The Remainder of Portion 5 of the Farm Döbra No. 49*

- According to Deed of Transfer T3270/2007, the description of the Servitude of Right of Way that the portion is entitled to is incorrect. This Servitude should be cancelled and a new Servitude of Right of Way as per Diagram A264/2005 that indicate the width of this servitude to be 12,5m should be registered over Portion 32/5/49 in favour of Portion 33/5/49 and the Consolidated Portion X.
- Notarial Deed of Cancellation of Conditions (K276/2005S - attached) mentioned in the servitude that Re/5/49 are entitled to refer to the cancellation of conditions A & B in Deed of Transfer T3432/2002. These conditions were registered against Portion 32 (a portion of portion 5) of the Farm Döbra No. 49. and was related to the use of land/width of old servitudes. The Right of Way Servitude on Diagram A264/2005 thus still apply and should be registered against the consolidated Portion X.
- Notarial Deed K134/2007S which is an endorsement on the front page of Deed of Transfer T3270/2007 describe a Right of Way Servitude of 12,5m parallel to the entire eastern boundary as indicated on Diagrams A 263/05 and A262/05 (attached). This should be retained and registered against the Consolidated Portion X.
- Notarial Deed K 354/2011S which is an endorsement on page 4 of the said Deed, describe a Servitude in favour of Nampower over Portion 32 (a portion of Portion 5) to convey electricity. This should also be retained against the consolidated portion.

## 8. Attachments

Attached 3 copies of the following documents:

- Application
- Locality and rezoning plans
- Plan depicting existing servitudes
- Diagrams:
  - A181/2001 – Portion 29/6/49
  - A180/2001 – Portion 28/6/49 (RoW)
  - A442/58 – Portion 5/2/49
  - A262/2005 – Portion 30/5/49 (RoW)
  - A263/2005 – Portion 31/5/49 (RoW)
  - A264/2005 – Portion 32/5/49 (RoW)
  - A265/2005 – Portion 33/5/49 (RoW)
  - A261/2005 – Municipal servitude over Ptn 5/49 – old one
  - Diagram not for registration purposes – depicting new municipal reserve
- Town Planning Certificate
- Credit Clearance
- Proof of notices in newspaper
- Letter to neighbours
- Returned form

- Power of Attorney
- Deed of Transfer T2752/2003 – Ptn 29/6/49
- Deed of Transfer T3270/2007 – Ptn Re/5/49
  - Notarial Deed of Cancellation of Conditions K276/2005S
  - Deed of Transfer T3432/2002 (*in accordance with Notarial Deed above*)
  - Notarial Deed of Servitude of Right of Way K134S
  - Notarial Deed of Servitude K354/2011S
- Deed of Transfer T1174/2009

It is trusted that Council will consider and support this application. If any additional information is required regarding the above, please do not hesitate to contact our offices.

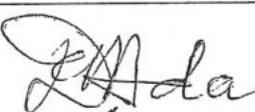
Kind regards



Dorette Opperman

**Acknowledgement of receipt for letters for Rezoning of:**

**Remainder of Portion 5 of the Farm Dobra No. 49;  
 Portion 33 (a portion of portion 5) of the Farm Dobra No. 49 and  
 Portion 29 (a portion of Portion 6 of the Farm Dobra no. 49, Windhoek**

Erf Nr	Owner Name and Surname	Signature of receipt of letter
✓ Portion 26 (a portion of Portion 6) of the Farm Dobra No. 49	M. van Stad	
✓ Portion 27 (a portion of Portion 6) of the Farm Dobra No. 49	R. van STADEN	
Portion 28 (a portion of Portion 6) of the Farm Dobra No. 49	J. PEARSON	
✓ Remainder of Portion 6) of the Farm Dobra no. 49	x A van STADEN	
Portion 30 (a portion of Portion 5) of the Farm Dobra No. 49	J. PEARSON	
Portion 31 (a portion of Portion 5) of the Farm Dobra No. 49		
✓ Portion 32 (a portion of Portion 5) of the Farm Dobra NO. 49	Mgheger Cobus Krueger	
Portion 4 (a portion of Portion 2) of the Farm Dobra No. 49	DIONISIUS NASHENDA	
✓ Portion 24 of Farm Brakwater No. 48	CHARL VENTER	

## SPECIAL POWER OF ATTORNEY



I, the undersigned

**Izak Jacobus Snyman**

In my capacity as the sole director duly authorized thereto and acting on behalf of

**Bonnex Properties (Pty) Ltd (2017/0204) – owner of Remaining Extent of Portion 5 of the Farm Dobra No. 49 and Portion 29 (a portion of Portion 6) of the Farm Dobra No. 49**

do hereby nominate, constitute and appoint

**du Toit Town Planning Consultants**

with power of Substitution, to be my lawful Agent in my name, place and stead, to make the necessary application to City of Windhoek and Ministry of Urban and Rural Development for:

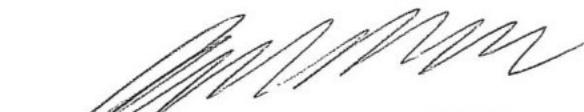
- Rezoning of Remaining Extent of Portion 5 of the Farm Dobra No. 49 from “Residential with density of 1: 50,000m<sup>2</sup>” to “Restricted Business with a bulk of 0.5”
- Rezoning of Portion 29 (a portion of Portion 6) of the Farm Dobra No. 49, from “Residential with density of 1: 50,000m<sup>2</sup>” to “Restricted Business with a bulk of 0.5”
- Consolidation of Remaining Extent of Portion 5 of the Farm Dobra No. 49 with Portion 33 (a portion of Portion 5) of the Farm Dobra No. 49 into Portion X

at the cost of the applicant and generally for effecting the purpose aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes we might or could do if personally present and acting herein – hereby ratifying, allowing and confirm all and whatsoever our said Agent shall lawfully do or cause to be done, by virtue of these present.

Signed at Windhoek this 2 day of September 2020, in the presence of the undersigned witnesses

WITNESSES:

  
 \_\_\_\_\_  
  
 \_\_\_\_\_

  
 \_\_\_\_\_  
 DIRECTOR

REPUBLIC OF NAMIBIA  
 COMPA 613 ACT 2004  
 (Section 178) (Regulation 37)

(To be lodged in duplicate upon incorporation and prior to change of addresses)

**NOTICE OF REGISTERED OFFICE AND POSTAL ADDRESS OF COMPANY**

Registration Number of Company  
**20170204**



Name of Company BONNEX PROPERTIES (PROPRIETARY) LIMITED

(a) The situation of the registered office and the postal address of the above-mentioned company are as follows:

(i) Registered address 29 FELD STREET  
WINDHOEK

Postal address PO BOX 97401, MAERUA MALL  
WINDHOEK

(b) The date of the intended changes in the addresses is DATE OF INCORPORATION

(Both addresses must be furnished at all times)

Date 31 January 2017 Signature \_\_\_\_\_

*[Handwritten Signature]*  
 Director / Manager / Secretary

The changes take effect on \_\_\_\_\_

*[Handwritten Signature]*  
 Registrar of Companies

27 Feb 2017  
 DATE

Name of Company BONNEX PROPERTIES (PTY) LTD

Postal address WILL BE COLLECTED

CRVW SECRETARIAL SERVICES (PTY) LTD

OFFICE USE	
(1) Records	Data processing Date and initials <u>27 FEB 2017</u> MINISTRY OF INDUSTRIALISATION TRADE AND SME DEVELOPMENT P.O. BOX 21214, WINDHOEK
(2) Corrections	Date and initials <u>27 FEB 2017</u> REPUBLIC OF NAMIBIA REGISTRATION OF COMPANIES CLOSE CORPORATIONS PATENTS TRADE MARKS & DESIGNS
Date stamp of Companies Registration Office	

EACH YEAR FINANCIAL YEAR ENDS  
 LAST DAY OF June

**CONTENTS OF REGISTER OF DIRECTORS, AUDITORS AND OFFICERS**

Companies Registration Office  
 PO Box 21214  
 WINDHOEK  
 NAMIBIA

Registration Number of Company: **2017/0204**

REPUBLIC OF NAMIBIA  
 REGISTRAR OF COMPANIES  
 GLOBAL CORPORATIONS PATENTS  
 TRADE MARKS DESIGNS

09 MAR 2017 NS10

Name and postal address of Company: **BONNEX Properties (Pty) Ltd**  
 P O Box 97401, Maerua Mall, Windhoek, Namibia

Return of particulars as at 02/03/2017

I, CRVW Secretarial Services (Pty) Ltd  
 (name of director of officer)

state that, the written consent of the directors or officers whose names appear in this return have been obtained on a duly completed form CM 27, the directors or officers not included under section 225.

**CRVW SECRETARIAL SERVICES (PTY) LTD**  
 P.O. Box 97401  
 Maerua Mall, Windhoek

Signed:  \_\_\_\_\_  
 Maerua Mall, Windhoek

Date: 06/03/2017

**A. Directors**

KEY TO PERSONAL PARTICULARS REQUIRED	PERSONAL PARTICULARS												
1. Surname	Snyman												
2. Full forenames	Izak Jacobus												
3. Former surname and forenames													
4. Identity number or, if not, available, date of birth	Year	Month			Day								
	6	3	0	8	1	6	0	1	0	0	7	8	3
5. (a) Date of appointment	02/03/2017												
(b) Designation	DIRECTOR												
6. Residential address	Edelvalk Street Nr 3, Hochlandpark, Windhoek, Namibia												
7. Business address	Edelvalk Street Nr 3, Hochlandpark, Windhoek, Namibia												
8. Postal address	P O Box 90800, Klein Windhoek, Windhoek, Namibia												
9. Nationality (If not Namibian)	Namibian												
10. Occupation	Businessman												
11. Resident in Namibia (Yes or No)	Yes												
12. Nature of change in 1 to 5 above and date	No Change												

615

1.																		
2.																		
3.																		
4.	Year	Month	Day															
5.(a)																		
(b)																		
6.																		
7.																		
8.																		
9.																		
10.																		
11.																		
12.																		

1.																		
2.																		
3.																		
4.	Year	Month	Day															
5.(a)																		
(b)																		
6.																		
7.																		
8.																		
9.																		
10.																		
11.																		
12.																		

**B. AUDITOR**

1. Name C R van Wyk and Company

2. Date of appointment 02/03/2017

3. Nature of change in 1 and 2 above and date.

No Change

Perforated

(To be completed by company)

Return of particulars of company's register of directors, auditors & officers

Dated 02/03/2017

Name of company BONNEX Properties (Pty) Ltd

Postal address PO Box 97401, Maerua Mall, Windhoek, Namibia



CM29

Date received

Date stamp of Companies  
Registration Office

Ptn 33/5/40

REPUBLIC OF NAMIBIA  
COMPANIES ACT 2004  
(Section 70) (Regulation 17 (1))

**CERTIFICATE OF INCORPORATION  
OF A COMPANY HAVING A SHARE CAPITAL**

Registration Number of Company  
**20170222**

This is to certify that:

**NEMI INVESTMENTS FORTY FIVE (PROPRIETARY) LIMITED**

was this day incorporated under the Companies Act, 2004, (Act No. 28 of 2004), and that the Company is a Company having a share capital.

Signed and sealed at WINDHOEK this 09 day of March of the  
year 2017.

"IT IS HEREBY CERTIFIED THAT THE CLOSE CORPORATION NEMI INVESTMENTS FORTY FIVE CLOSE CORPORATION REG. NO. CC/2008/2446 HAS BEEN CONVERTED INTO A COMPANY."



Seal of Companies Registration Office

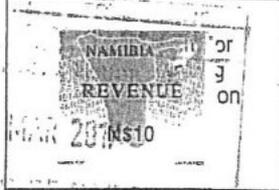
Registrar of Companies

*This certificate is not valid unless sealed by the seal of Companies Registration Office*

REPUBLIC OF NAMIBIA  
COMPANIES ACT 2004  
(Section 178) (Regulation 37)

(To be lodged in duplicate upon incorporation and prior to change of addresses)

**NOTICE OF REGISTERED OFFICE AND POSTAL ADDRESS OF COMPANY**

Registration Number of Company <b>20170222</b>	
---	---

Name of Company NEMI INVESTMENTS FORTY FIVE (PROPRIETARY) LIMITED

(a) The situation of the registered office and the postal address of the above-mentioned company are as follows:

(i) Registered address 29 FELD STREET  
WINDHOEK

(ii) Postal address PO BOX 97401, MAERUA MALL  
WINDHOEK

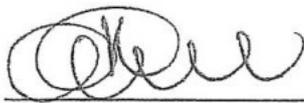
(b) The date of the intended changes in the addresses is DATE OF INCORPORATION

(Both addresses must be furnished at all times)

Date 10 February 2017 Signature \_\_\_\_\_

  
Director /Manager/Secretary

The changes take effect on \_\_\_\_\_

  
Registrar of Companies

13/3/2017  
DATE

Name of Company NEMI INVESTMENTS FORTY FIVE (PTY) LTD

Postal address WILL BE COLLECTED

CRVW SECRETARIAL SERVICES (PTY) LTD

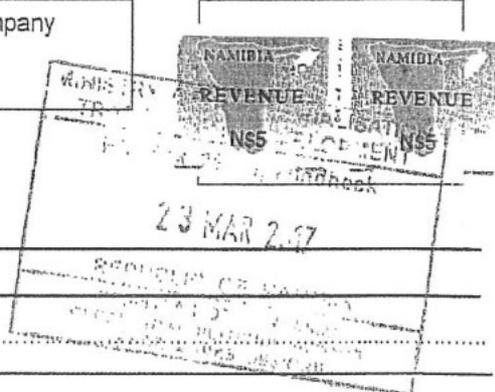
<b>OFFICE USE</b>	
Data processing	
(1) Recorded	Date and initials _____
(2) Corrections	Date and initials _____
Date stamp of Companies Registration Office	

REPUBLIC OF NAMIBIA  
 COMPANIES ACT 2004  
 (Sections 224(2), 284, 328(1), 331(1) and 333(1)) (Regulation 46(1))

CONTENTS OF REGISTER OF DIRECTORS, AUDITORS AND OFFICERS

Companies Registration Office  
 PO Box 21214  
 WINDHOEK  
 NAMIBIA

Registration Number of Company  
 2017/0222



Name and postal address of Company Nemi Investments Forty Five (Pty) Ltd

P O Box 97401, Maerua Mall, Windhoek, Namibia

Return of particulars as at 09/03/2017

I, CRVW Secretarial Services (Pty) Ltd  
 (name of director of officer)

state that, the written consent of the directors or officers whose names appear in this return have been obtained on a duly completed form CM 27, the directors or officers are not disqualified under section 225.

**CRVW SECRETARIAL SERVICES (PTY) LTD**  
 P.O. Box 97401  
 Maerua Mall, Windhoek

Signed [Signature]

Date 22/03/2017

A. Directors

KEY TO PERSONAL PARTICULARS REQUIRED	PERSONAL PARTICULARS																										
1. Surname	Snyman																										
2. Full forenames	Izak Jacobus																										
3. Former surname and forenames																											
4. Identity number or, if not, available, date of birth	<table border="1"> <tr> <th>Year</th> <th>Month</th> <th>Day</th> <th colspan="10"></th> </tr> <tr> <td>6</td> <td>3</td> <td>0</td> <td>8</td> <td>1</td> <td>6</td> <td>0</td> <td>1</td> <td>0</td> <td>0</td> <td>7</td> <td>8</td> <td>3</td> </tr> </table>	Year	Month	Day											6	3	0	8	1	6	0	1	0	0	7	8	3
Year	Month	Day																									
6	3	0	8	1	6	0	1	0	0	7	8	3															
5. (a) Date of appointment	09/03/2017																										
(b) Designation	DIRECTOR																										
6. Residential address	Edelvalk Street Nr 3, Hochlandpark, Windhoek, Namibia																										
7. Business address	Edelvalk Street Nr 3, Hochlandpark, Windhoek, Namibia																										
8. Postal address	P O Box 90800, Klein Windhoek, Windhoek, Namibia																										
9. Nationality (If not Namibian)	Namibian																										
10. Occupation	Businessman																										
11. Resident in Namibia (Yes or No)	Yes																										
12. Nature of change in 1 to 5 above and date	No Change																										

Registration Number of Company

1.																			
2.																			
3.																			
4.	Year	Month	Day																
5.(a)																			
(b)																			
6.																			
7.																			
8.																			
9.																			
10.																			
11.																			
12.																			

1.																			
2.																			
3.																			
4.	Year	Month	Day																
5.(a)																			
(b)																			
6.																			
7.																			
8.																			
9.																			
10.																			
11.																			
12.																			

**B. AUDITOR**

1. Name C R van Wyk and Company

2. Date of appointment 09/03/2017

3. Nature of change in 1 and 2 above and date.

No Change

Perforated

(To be completed by company)

Return of particulars of company's register of directors, auditors & officers

Dated 09/03/2017

Name of company Nemi Investments Forty Five (Pty) Ltd

Postal address PO Box 97401, Maerua Mall, Windhoek, Namibia

CM29

Date received

KEY TO PERSONAL PARTICULARS REQUIRED

1. Surname	CRVW Secretarial Services (Pty) Ltd (REG NR: 2012/0261)			
2. Full forenames				
3. Former surname and forenames	Wilru Investments One Hundred and Sixty Eight (Pty) Ltd			
4. Identity number or, if not, available, date of birth	Year	Month	Day	
5. (a) Date of appointment	09/03/2017			
(b) Designation	SECRETARIAL CONSULTANT			
6. Address of registered office, and registration number if officer is a corporate body	N/A			
7. Residential address	N/A			
8. Business address	29 Feld Street, Windhoek, Namibia			
9. Postal address	P O Box 97401, Maerua Mall, Windhoek, Namibia			
10. Nationality (If not Namibian)	Namibian Co			
11. Occupation	SECRETARIAL CONSULTANT			
12. Resident in Namibia (Yes or No)	N/A			
13. Nature of change in 1 to 6 above and date	RESIGNATION			09/03/2017

FOR KEY TO PARTICULARS, SEE ABOVE

1. Snyman				
2. Izak Jacobus				
3.				
4	Year	Month	Day	
	6	3	0	8 1 6 0 1 0 0 7 8 3
5.(a) 09/03/2017				
(b) PUBLIC OFFICER				
6.: N/A				
7. Edelvalk Street 3, Hochlandpark, Windhoek, Namibia				
8. Edelvalk Street 3, Hochlandpark, Windhoek, Namibia				
9. P O Box 90800, Klein Windhoek, Windhoek, Namibia				
10. Namibian				
11. Businessman				
12. Yes				
13. No Change				

1.				
2.				
3.				
4	Year	Month	Day	
5.(a)				
(b)				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				

621

Pat 29/6/49

Prepared by me

CONVEYANCER  
YSSEL, E H

ORIGINAL.  
STAMPED.

DUTY NB 500

FEES \_\_\_\_\_

ENDORSEMENT IN TERMS OF SECTION 31 B ORDINANCE  
11/1903 AS AMENDED

Condition/s B 3038 herein imposed

in terms of Ordinance 11/1963 has/have been  
cancelled. Consent with T 2752 / 2003

Application with BC 2108 / 2003

02 JUN 2003  
DATE

REGISTRAR OF DEEDS  
Deputy WINDHOEK

FOR ENDORSEMENTS SEE PAGE 50

DR WEDER, KRUGER MANN  
Attorneys, Notaries and  
Conveyancers  
P O BOX 864  
WINDHOEK

DEED OF TRANSFER

T 2752 / 2003

BE IT HEREBY MADWN:

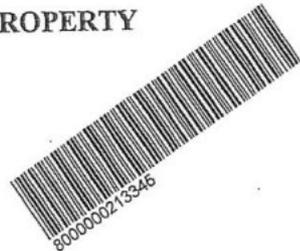
THAT ~~ETIENNE H E YSSEL~~ ANDRE SWANEPOEL

appeared before me, <sup>De</sup> of Deeds at Windhoek, he the said Appearer, being duly  
authorised thereto by : of Attorney granted to him by

FOR INFORMATION ONLY

NDRA CECILIA VAN STADEN  
Born on: 7 JANUARY 1972  
MA OUT OF COMMUNITY OF PROPERTY

dated the 20th NOVE2002 and signed at WINDHOEK



*[Handwritten signature]*

*[Handwritten mark]*

*[Handwritten mark]*

AND THE SAID APPEARER declared that his Principal had truly and legally sold on the 4th JULY 2002

and that he in his capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of

**BONNEX PROPERTEE'S CC**  
**Registration Number: CC/2000/2253**

It's Successors-in-Title or Assigns

**CERTAIN** PORTION 29 (A PORTION OF PORTION 6) OF THE FARM  
 DÖBRA NO. 49

**SITUATE** In the Municipality of WINDHOEK  
 Registration Division "K"

**MEASURING** 5,0000 (FIVE comma NIL NIL NIL NIL) Hectares as indicated  
 on the annexed Diagram No. A.181/2001

**AND HELD** by Deed of Transfer No. T.474/2000

**A. SUBJECT**

to the following condition in favour of the ROMAN CATHOLIC CHURCH and created in Deed of Transfer No. T.676/1959, namely:-

- (a) No industrial installations of any kind shall be made on the property and the property shall not be used for industrial purposes.

**B. FURTHER SUBJECT**

to the following condition created by endorsement on Deed of Transfer No. T.676/1959 on the 22<sup>nd</sup> day of December 1971 in terms of Section 22(4) of Ordinance No. 11/1963, namely:-

"Ingevolge Artikel 22(4) van bogenoemde Ordonansie is die binnegemelde transportnemer verbied om enige verdere geboue op die hierinvermelde eiendom op te rig, buiten vir boerderybedrywighede."

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

C. FURTHER SUBJECT to the following conditions imposed in terms of Section 21 of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), as amended, namely:-

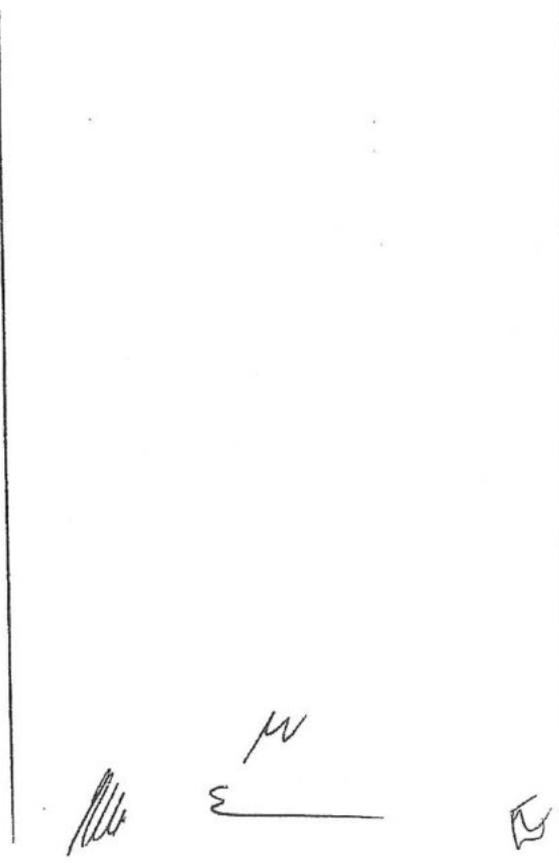
IN FAVOUR OF THE LOCAL AUTHORITY

The land may only be used for the purposes permissible in terms of the Town Planning Scheme of Windhoek which has been compiled in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954), as amended, and may therefore only be used subject to the conditions laid down in, and in pursuance of the above-mentioned Town Planning Scheme.

D. FURTHER SUBJECT to a Servitude of Right of Way, 5 meters wide, the Northern Boundary of which is indicated by the line AB on Diagram No. A.181/2001 in favour of the Remaining Extent of the Farm DÖBRA NO. 49, Situated in the Municipality of WINDHOEK, Registration Division "K", measuring hectare and held by Deed of Transfer No. T.474/2000.

E. ENTITELD to a Servitude of Right of Way, 5 meters wide, the Northern Boundary of which is indicated by the line AB on Diagram No. A.180/2001 over PORTION 28 (A PORTION OF PORTION 6) OF THE FARM DÖBRA NO. 49, Situate in the Municipality of WINDHOEK, Registration Division "K", measuring 5,0001 hectare and held by Certificate of Registered Title No. T. 2751 /2003.

FOR INFORMATION ONLY



WHEREFORE the Appearer renouncing all the right and title which the said TRANSFEROR

heretofore had to the premises, did, in consequence also acknowledge it to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents the said TRANSFEREE

It's Successors-in-Title or assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however reserving its rights; and finally, acknowledging that the purchase price of the aforesaid property amounts to NS160 000.00

SIGNED at WINDHOEK on 02 JUN 2003 together with the appearer, and confirmed with my seal of office.

Signature of Appearer

*[Handwritten Signature]*

Signature of Appearer



Transfer Duty Receipt No. 109031385  
Issued at WINDHOEK on 16 APRIL 2003  
for NS\$ 740.00

(Checked) 1. *[Signature]* 2. *[Signature]*

I the undersigned, ETIENNE HENNING YSSEL, Conveyancer hereby certify in terms of Section 78 of Act 23/1992 that all rates leviable in respect of such immovable property in terms of this Act, and all the fees, charges and other moneys due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of this Act, inclusive of any availability charge and minimum charge provided for in section 30(1)(u) has been paid.

FOR INFORMATION ONLY

*[Handwritten Signature]*

CONVEYANCER  
YSSEL, E H

*[Handwritten marks]*

02 JUN 2003 (No. B 38 12003)

for N\$ 120 000 (with preference to: 26 000-00)

an additional amount not exceeding

DEEDS OFFICE, WINDHOEK, REGISTRAR OF DEEDS.

30 MAR 2006 (No. B 2378 /16)

for N\$ 370 000 (with preference to: N\$ 74 000-00)

an additional amount not exceeding

DEEDS OFFICE, WINDHOEK, REGISTRAR OF DEEDS.

~~MORTGAGE~~

~~for~~

~~an additional amount not exceeding~~

~~DEEDS OFFICE, WINDHOEK, REGISTRAR OF DEEDS.~~

**IN ERROR**

**FOR INFORMATION ONLY**

12 OCT 2006 (No. B 8798 /210)

for N\$ 500 000-00 (with preference to: N\$ 100 000-00)

an additional amount not exceeding

DEEDS OFFICE, WINDHOEK, REGISTRAR OF DEEDS.

18 APR 2007

MORTGAGED (No. B 2175 / 2007)

for N\$ 1 000 000-00 (with preference for)

an additional amount not exceeding N\$ 200 000-00

DEEDS OFFICE,  
WINDHOEK.

EISEB W.T.S  
REGISTRAR OF DEEDS.  
Deo.

01 APR 2008

MORTGAGED (No. B.1755 / 2008)

for N\$ 1 500 000-00 with preference for

an additional amount not exceeding N\$ 300 000-00

DEEDS OFFICE,  
WINDHOEK.

BEUKES W.  
REGISTRAR OF DEEDS.

FOR INFORMATION ONLY

627 Re/5/49

Prepared by me

Conveyancer  
STEYN JS

ORIGINAL
STAMPED
DUTY <i>N\$ 6700.00</i>
FEE'S <i>/</i>

By Notarial Deed No. K *134 12002 S* dated *29.06.2007*  
 the within-mentioned property is subject to *THE RIGHT OF COPY*  
*SECURITATE, N.S.M.E. 2003* *WOLFE, PAPERLE 2003*  
*ENTIRE EASTERN BOUNDARY AS INDICATED BY*  
*LINE 17 on registration No. A26305 in favour of PTN 31*  
*OFFICIN DEBRA NO 49 = 502917 HA held by CRT 11/11/2007*  
*and PTN 30 of farm Debra no 49 = 51044 HA indicate 1 by*  
*LINE 10 of deed in A26305 held by 1458105 subject to conditions*  
*appear on reference to the said Notarial Deed, a copy whereof is herewith attached.*  
 29 JUN 2007  
 Registrar of Deeds  
 Windhoek

29 JUN 2007 (No. B. 4130 / 2007)  
 MORTGAGED (with preference for)  
 N\$ 350 000.00  
 additional amount not exceeding N\$ 70 000.00  
 REGISTRAR OF DEEDS  
 WINDHOEK

VAN DER MERWE-GREEFF INC. REG.NO. 98/070  
ATTORNEYS NOTARIES CONVEYANCERS  
P O Box 2356 WINDHOEK NAMIBIA

T 3270 / 2007

DEED OF TRANSFER NO.

FOR INFORMATION ONLY

BE IT HEREBY MADE KNOWN



That JACOB SCHALK STEYN appeared before me the Registrar of Deeds, at WINDHOEK, he, the said Appearer being duly authorised thereto by a Power of Attorney granted to him by

PETER GUSTAV BÄRG  
Born on 12 September 1942  
Unmarried

dated the 2nd day of April 2007 and signed at Windhoek;



*[Handwritten signatures]*

*for further endorsement see page 4*

AND THE SAID APPEARER declared that his said Principal on 25th January 2007 had truly and lawfully sold and that he, in his aforesaid capacity did, by these presents, cede and transfer, in full and free property, to and on behalf of

**BONNEX PROPERTEE'S CC**  
Registration Number CC/2000/2253

Its Successors in Title or Assigns

**CERTAIN**

Remaining Extent of Portion 5 of the Farm Dobra No. 49

**SITUATE**

in the Municipality of WINDHOEK

**REGISTRATION DIVISION**

"K", Khomas Region

**MEASURING**

7,2475 (Seven Comma Two Four Seven Five) Hectares as indicated on Diagram No. A.262.2005 annexed hereto; and

**HELD BY**

Deed of Transfer No. T3432/2002

**ENTITLED TO**

a Servitude of Right of Way 12.5 meters wide over Portion 32 (A portion of Portion No. 5) of the Farm Dobra No. 49, Situate in the Municipality of Windhoek, Measuring 5,0347 (Five comma Nil Three One Seven) Hectares Held By Deed of transfer No. T6530/2005 as indicated by the lines AB and BC representing the northern and eastern boundary on Diagram No. A264/2005, subject to conditions and ancillary rights as created by virtue of Notarial Deed No. K276/2005S.

FOR INFORMATION ONLY

↳ cancellation of conditions op P<sub>n</sub> 32  
↳ maak dit saak?

X 

WHEREFORE THE APPEARER, renouncing all the right and title which the said TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge the said TRANSFEROR, to be entirely dispossessed of, and disentitled to the same; and that, by virtue of these presents, the said TRANSFEREE, Its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the property to be N\$700 000,00

SIGNED at WINDHOEK, on 29 JUN 2007 together with the Appearer, and confirmed with my seal of office.

  
Signature of Appearer

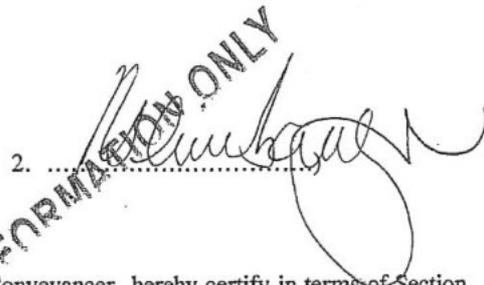
In my presence:



1. Transfer Duty receipt No. 105130919 issued at Windhoek on 10 May 2007 for N\$56 000,00

Checked

1. 

2. 

2. I the undersigned, JACOB SCHALK STEYN, Conveyancer, hereby certify in terms of Section 78 of Act 23/1992 that all rates leviable in respect of such immovable property in terms of this Act, and all the fees, charges and other moneys due to the local authority council in respect of any service, amenity of facility supplied to such property in terms of this Act, inclusive of any availability charge and minimum charge provided for in section 30(1)(u) has been paid up to and including the date of registration hereof.

  
CONVEYANCER



*Serritkehstler*

The within-mentioned ~~document~~  
 registration of a *Serritkehstler* in  
 consent to the registration of a ~~document~~  
 favour of Nampower over Ptn 32/ptn  
 of ptn 5) of farm Dobra 49 "K"  
 over the within-mentioned property,  
 consent filed with K 354/20115  
 J.K. Malumene

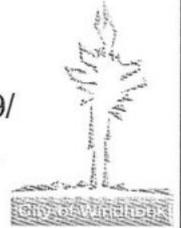
DEEDS OFFICE,  
 WINDHOEK

17 NOV 2011

REGISTRAR OF DEEDS

FOR INFORMATION ONLY

## MEMORANDUM



<b>TO:</b>	Mr. G.F De Klerk	<b>DATE:</b>	16 August 2021
<b>FROM:</b>	Chief Engineer Roads and Storm Water Planning, Design & Traffic Flow	<b>REF:</b>	L/FARM DÖBRA NO.49/ RE/PTN5, PTN 29 & 33

**SUBJECT: REZONING OF PORTION 29 (A PORTION OF PORTION 6) OF THE FARM DÖBRA NO. 49; THE REMAINDER OF PORTION 5 OF THE FARM DÖBRA NO. 49 AND PORTION 33 (A PORTION OF PORTION 5) OF THE FARM DÖBRA NO. 49 FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 5ha TO 'RESTRICTED BUSINESS' WITH A BULK OF 0.5 AND SUBSEQUENT CONSOLIDATION OF TWO PORTIONS.**

The application dated 25 June 2021 for the proposed rezoning of RE/ PTN5, PTN 29 & 33 of Farm Döbra no. 49 from residential to 'restricted business' and subsequent consolidation of two portions, received on 13 August 2021, refers.

A storm water investigation was done and the following is reported:

1. RE/PTN5, PTN 29 & 33 of Farm Döbra no. 49, are all located to the east of the B1 Windhoek to Okahandja dual-carriage road, as well as to the west of District Road 1512.
2. The proposed RE/ PTN5, PTN 29. & 33 of Farm Döbra no. 49 measures approximately, 7 ha, 5 ha and 5 ha respectively
3. Access to the Proposed RE/PTN 5 and PTN 29 is indicated to be obtained through a 13m wide Right of Way servitude registered over RE/PTN 6 of Farm Döbra no. 49, which in turn obtains access from the B1 Döbra interchange.
4. It is further indicated that access to the proposed Portion 33 will be obtained via a 13 m wide Right of Way servitude over RE/PTN 5 of Farm Döbra no. 49.
5. The Proposed RE/ PTN5, PTN 29 & 33 of Farm Döbra no. 49 are situated on a hilly terrain with downward slopes in various directions.
6. The Klein Windhoek River flows adjacent to the western boundaries of RE/PTN 5 and PTN 29 of Farm Döbra no. 49, flowing from the south east into a north westerly direction.
7. There is a storm water course flowing across the southern part of the proposed PTN 33 of Farm Döbra no. 49, flowing from the east into a westerly direction, further discharging into the Klein Windhoek River mentioned in item 6 above.

8. Another stormwater course flows from the north east, cutting off the south eastern corner of PTN 33 of Farm Döbra no. 49, flowing into a south westerly direction, further discharging into the stormwater course mentioned in item 7 above.
9. There are two other stormwater courses flowing across the northern part of the proposed PTN 33 of Farm Döbra no. 49, flowing from the north east into a southwesterly direction.
10. There are two stormwater courses forming at the central part of the proposed RE/PTN 5 of Farm Döbra no. 49, one flowing into a north easterly direction and the other flowing into a south westerly direction.
11. There is a major stormwater course flowing from the south east, then across the north eastern corner of the proposed RE/PTN 5 of Farm Döbra no. 49, then further across the central part of the proposed PTN 29 of Farm Döbra no. 49, flowing into a northerly direction.
12. Another stormwater course flows from the east into a westerly direction, across the central part of the proposed PTN 29 of Farm Döbra no. 49, discharging into the major stormwater course mentioned in item 11 above.
13. There is a future planned arterial along and overlapping the eastern boundary of the proposed PTN 33 and RE/PTN5 of Farm Döbra no. 49, across the eastern part of the proposed PTN 29 of Farm Döbra no. 49 and along and overlapping the northern boundary of the proposed PTN 29 of Farm Döbra no. 49.

This Division has no objection to the proposed rezoning of RE/ PTN5, PTN 29 & 33 of Farm Döbra no. 49 from residential to 'restricted business' and subsequent consolidation of two portions, provided:

1. That the applicant appoints a registered professional Engineer to compile a detailed 50-year flood report of the Klein Windhoek River and stormwater courses at own cost and risk.
2. That the applicant applies the conditions as stipulated in the detailed 50-year flood report.
3. That the applicant accepts the outcome of the detailed 50-year flood report, and if allowed by the flood report, appoints a registered professional engineer to submit detailed engineering plans as to how the proposed portion is to be protected against any potential flood damage.
4. That no adjacent or opposite property be negatively affected by the proposed development along any river or stormwater course.
5. That no development will be allowed within the 50-year flood level of any river or stormwater course.

6. That no development will be allowed onto or over any stormwater system or structure.
7. That any stormwater crossing/river crossing be accommodative of at least a 50-year flood.
8. That surface storm water runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:
  - (1) That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) may be constructed on or over the property or located in such a way that -
    - (a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
    - (b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalised) is or can be changed, canalised or impeded.
    - (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.
9. That prior approval must be obtained from the Chief Engineer: Planning, Design & Traffic Flow if the accommodation of the stormwater on the portion is contemplated.
10. That Engineering drawings on how the stormwater would be accommodated to the satisfaction of the Chief Engineer, Planning, Design & Traffic Flow be submitted for approval simultaneously with the building plans.
11. That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted prior to the approval thereof.
12. That no building plan will be approved until the above stormwater conditions are met.
13. That a condition be included into the title deed whereby selling to a third party may only take place once the proposed stormwater conditions had been addressed by the owner.
14. That roads and stormwater be planned, designed and constructed to municipal standard.
15. That access and "right of way" servitudes be according to the conditions as stipulated by the Chief Engineer: Planning, Design and Traffic Flow.

.....  
SECTION ENGINEER: DESIGN  
CJ VAN DER MERWE

↔ A-3

635

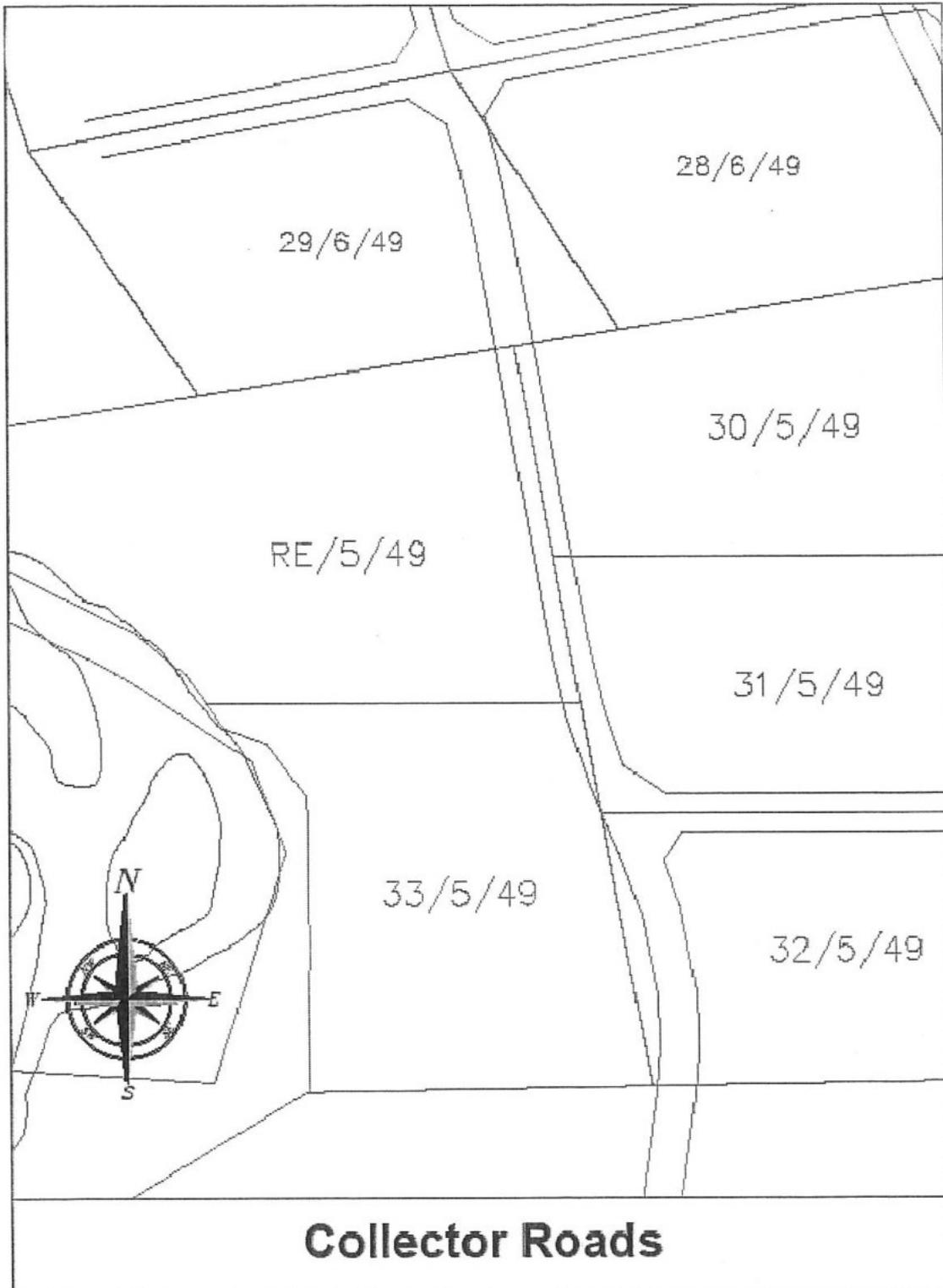


Figure 1

Yours faithfully

L Shikongo  
Roads Planning, Design and Traffic Flow  
\*3359

636  
**MEMORANDUM**

**TO:** Mr G De Klerk

**DATE:** 24 August 2021

**FROM:** INF: Engineering Services Division

**REF:** L/PTN 29/6/49&5/49&33/5/49 DO



**SUBJECT:**

- Rezoning of Portion 29 (a portion of Portion 6) of the Farm Döbra No. 49, from “Residential” with a density of 1:5ha to “Restricted Business” with a bulk of 0.5
- Rezoning of Remainder Portion 5 of the Farm Döbra No. 49 from “Residential” with a density of 1: 5ha to “Restricted Business” with a bulk of 0.5.
- Rezoning of Portion 33 (a portion of Portion 5) of the Farm Döbra No. 49 from “residential” with a density of 1:5ha to “Restricted Business” with a bulk of 0.5
- Consent to utilise Portion 5, 29 and 33 for Restricted Business purposes while the rezoning is being finalised.
- Consolidation of Portion 29 (a portion of Portion 6) of the Farm Döbra No. 49 with the Remainder of Portion 5 of the Farm Döbra No. 49

The application dated 25 June 2021 regarding the above subject matter has reference.

This Division has no objection to the proposed application, provided: ✓

1. That it be noted that no existing bulk Water and Sewer Services are available.
2. That it be noted that Council conducted a bulk Water and Sewer Reticulation Master Plan for the entire Brakwater area during 2010, and the bulk services requirements anticipated for the area is specified in the said document.
3. That the supply of Bulk Water and Sanitation/Sewerage Services should be if feasible for the applicant, be executed in-line with the bulk services framework established for the entire area.
4. That all cost for the provision of bulk and internal services shall be borne by the applicant, including the cost of bulk infrastructure upstream and downstream from the erf.
5. That all new water and sewer infrastructure requirements have to comply with the standard conditions to large subdivisions in respect of services, and that these requirements can be obtain from Infrastructure, Engineering Services Division.
6. That the applicant appoints a Registered Professional Engineer to design the water-supply reticulation and sewer reticulation to the applicable municipal

standards and subject to approval by the Chief Engineer: Infrastructure, Engineering Services Division, before construction commences.

7. That the applicant has to provide its own water storage for the erf with a storage capacity of 48 hours.
8. That it be noted that the City of Windhoek will not be held responsible for the provision of water if the groundwater supply deteriorates in case of boreholes.
9. That the applicant appoints a registered professional engineer to propose an acceptable waste water disposal system subject to the condition that no pollution of the ground water occurs and further provide that there will be no health risks to the users and surrounding residents. The possibility to re-use the purified effluent should be addressed. Final effluent shall at all times comply with applicable legislation.
10. That the sewer system and proposed treatment of waste water be submitted to the Chief Engineer: Infrastructure, Engineering Services Division for approval prior to approval of any building plans. The issuing of the waste water discharge permit must be subject to the adherence of all conditions pertaining to such permit.
11. That only full waterborne waste systems should be utilized and all Windhoek service standards should apply.
12. That final effluent from any treatment facilities shall comply with the Special Discharge Standards as prescribed by the Directorate of Water Affairs.
13. That the operation and maintenance of all water and sewer infrastructure shall be the responsibility of the applicant.
14. That the design criteria are to be in accordance with the "The Guidelines for human settlement, planning and design" as published by the Council of Scientific and Industrial Research (CSIR) and are available on-line at [http://www.csir.co.za/Built\\_environment/RedBook/](http://www.csir.co.za/Built_environment/RedBook/).

.....  
SECTION ENGINEER  
OC Archer

FILE UNDER: 49

## MEMORANDUM

TO: Mr. G. De Klerk

DATE: 09 August 2021

FROM: ELE: Engineering Services  
Division

REF: L/PTN 29\_6\_49\_33\_49 DO



**SUBJECT:** REZONING OF PORTION 29 (A PORTION OF PORTION 6) OF THE FARM DÖBRA NO. 49; THE REMAINDER OF PORTION 5 OF THE FARM DÖBRA NO. 49 AND PORTION 33 (A PORTION OF PORTION 5) OF THE FARM DÖBRA NO. 49 FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 5ha TO 'RESTRICTED BUSINESS' WITH A BULK OF 0.5 AND SUBSEQUENT CONSOLIDATION OF TWO PORTIONS

**Comments from the Strategic Executive: Electricity**

The SEE has in principle no objection to the application submitted for rezoning of portions in Döbra, provided that the applicant takes note that the City of Windhoek does not have any network infrastructure in the area at this stage and provision of electricity are supplied by NamPower, should the PROPOSED establishment be close to their existing grid..

The applicant and/or their professional electrical engineering consultant must approach NamPower for *an electrical supply point or the upgrade thereof*, when required; and the applicant/developers will be responsible for all cost related thereto.

The applicant and/or consulting engineers are advised to approach Nampower well in advance; before any layout and building plans are approved to allow them ample time to determine whether the existing network will be able to handle any additional loading as a result of the new development. ✓

Where MV/HV overhead lines are in close proximity and servitudes have not been registered, the following horizontal clearing width applies for allowing access to the line and for safety reasons:

- ✓ 220/132 kV - 25 metres either side of the overhead line structure
- ✓ 66/33/22/19/11 kV – 11 metres either side of the overhead line structure; and therefore, **no permanent structure is be erected within the stipulated area.**
- ✓ No permanent structures should be erected within any powerline servitude area.
- ✓ A minimum vertical working clearance of 4.3 metres from ground and horizontal working clearance of 2.9 metres from body center line needs to be maintained at all times, possible during road construction parallel or perpendicular to the line or crossing underneath the line with machineries/ trucks etc.

- ✓ Encroaching this clearance will result in electric shocks and hence fatalities.

Kind regards

.....

VH Namgongo

**Chief Engineer: Engineering Services**

# MEMORANDUM <sup>640</sup>

**TO:** Town Planner  
Urban Policy

**Date:** 18 August 2021

**FROM:** MET Shanyengange  
Health and Environment Services



**Ref:** Portion 29/No.49 Dobra

**SUBJECT: REZONING OF PORTION 29 (A PORTION OF PORTION 6) OF THE FARM DÖBRA NO. 49; THE REMAINDER OF PORTION 5 OF THE FARM DÖBRA NO. 49 AND PORTION 33 (A PORTION OF PORTION 5) OF THE FARM DÖBRA NO. 49 FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 5ha TO 'RESTRICTED BUSINESS' WITH A BULK OF 0.5 AND SUBSEQUENT CONSOLIDATION OF TWO PORTIONS**

The above subject matter has reference:

The Division is supporting the application provided that the following conditions are satisfied;

- Apply for the Environmental Clearance Certificate to rezone from Residential to Industrial/Business.
- Registers and Submit Environmental Assessment Scoping Report to the City of Windhoek for review.
- Submits copies of Environmental Management Plan and Environmental Clearance Certificates upon approval by the Environmental Commissioners Office.
- Conduct an Environmental Assessment before any construction of a Sewer Treatment Plant and Construction of additional Road Infrastructures to cater for the new businesses.

Regards,

MET Shanyengange  
**Officer: Environmental Management**

# CLASSIFIED

Tel: (061 2080800

Fax (061) 220584

Email: Imeroro@nepc.com.na

<b>Notices</b>	<b>Notices</b>	<b>Notices</b>	<b>Notice</b>	<b>Notice</b>	<b>Notice</b>	<b>Notice</b>
<b>Legal Notices</b>						

**REZONING NOTICE**

**DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS** on behalf of the owner of Erf 7191 Jusso Katangalo and Lemoen Streets Kalutara is applying to the Windhoek Municipal Council for the following:

**TOWN PLANNING NOTICE**

Take notice that **DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS** on behalf of the owner of Erf 115 Dr. Nicky Iyambo Street Grootfontein Proper, intends to apply to the Grootfontein Municipality for:

**NOTICE**

Take notice that **DU TOIT TOWN PLANNING CONSULTANTS**, on behalf of the owner, intends to apply to the Windhoek City Council for:

**IN THE HIGH COURT OF THE REPUBLIC OF NAMIBIA HELD AT NORTHERN LOCAL DIVISION**

**CASE NO: HC-NLD-CIV-AC-CON-2019/00185**

In the matter between:

**WHALE ROCK CEMENT (PTY) LTD PLAINTIFF**

AND

**FRF TRADING ENTERPRISES CC DEFENDANTS**

**REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)**

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region OSHAKATI

**REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)**

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region OMSUATI

**REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)**

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region OMSUATI

Rezoning of Erf 7191 c/o Jusso Katangalo and Lemoen Streets from Business to Residential with a density of 1:250.

Erf 7191 Kalutara is located at the corner of Jusso Katangalo Street. The property is currently zoned 'Business' with a bulk 0.4 and it measures 303m<sup>2</sup>. The new zoning of 'Residential' with a density of 1:250 will rectify the land use that the Erf was intended for, being single residential use. On-site parking as required in terms of the Windhoek Town Planning Scheme and proposed activities is provided.

**REZONING OF ERF 115 DR. NICKY IYAMBO STREET GROOTFONTEIN PROPER FROM RESIDENTIAL WITH A DENSITY OF 1:700 TO RESIDENTIAL WITH A DENSITY OF 1:250**

**SUBSEQUENT SUBDIVISION OF ERF 115 DR. NICKY IYAMBO STREET GROOTFONTEIN PROPER INTO PORTION A AND REMAINDER ERF.**

Erf 115 Grootfontein Proper is located in Dr. Nicky Iyambo Street and it is currently zoned 'Residential' with a density of 1:500 measuring 1316m<sup>2</sup> in extent. The new density of 1:250 and consent, will allow the owner to further subdivide the Erf into Portion A (608m<sup>2</sup>) and Remainder (628m<sup>2</sup>). The newly created Erfven will comprise 2 dwelling units in line with new density of 1:250 respectively. There is currently a main dwelling on the Erf. Enough parking as required in terms of the Windhoek Town Planning Scheme will be provided in accordance with the municipal regulations.

Portion 29 (a portion of Portion 6) of the Farm Döbra No. 49 is 50,000m<sup>2</sup> in extent. The Remainder of Portion 6 of the Farm Döbra No. 49 is 72,475m<sup>2</sup> in extent. Portion 33 (a portion of Portion 5) of the Farm Döbra No. 49 is 52,108m<sup>2</sup> in extent. All three properties are zoned Residential with a density of 1:50,000m<sup>2</sup>. All three portions are in Döbra area, located east of the B1 main road and west of the District Road 1512. The portions are located within the Zone C of the Brakwater Policy Area. The owners intend to use the portions for Light Industrial activities such as warehousing, storage and other light industrial activities and therefore the need to rezone to Restricted Business. On-site parking will be provided in accordance with the City of Windhoek requirements.

**NOTICE OF SALE IN EXECUTION**

**IN THE EXECUTION OF a Judgment of the above Honourable Court, the following goods will be sold by Public Auction at, ADVANCE REFRIGERATION, MAIN ROAD OSHAKATI, at 12H00 on the 25th of June 2020.**

- 1 X FLAT SCREEN TV
- 1 X VACUUM MACHINE
- 1 X DSTV SET COMPLETE
- 2 X STEAM CLONNOR
- 1 X REED LOUNGE SUIT
- 1 X PRINTER
- 1 X LOUNGE SUIT
- 1 X DOOR FLOOR
- 2 X OFFICE TABLES
- 1 X GAS STOVE
- 1 X COMPUTER COMPLETE
- 1 X FRIDGE
- 1 X STEEL RACK

**REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)**

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region KHOMAS

**REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)**

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region OMSUATI

**REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)**

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region OMSUATI

Further, take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre, Windhoek Planning Notice Board, 80 Independence Avenue, Windhoek.

Further take note that any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in Writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice (final date for objections is August 17, 2020).

Further take note that the locality plan of the Erf lies for inspection at the Town Planning Notice Board at the Customer Care Centre, Municipal Offices, Rev Michael Scott Street, Windhoek.

Further take note that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the Municipality at the above division and the applicant in writing/ email within 14 days of the last publication of this notice (final date for objections is 14 August 2020).

Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the Municipality at the above division and the applicant (details below) in writing/ email within 14 days of the last publication of this notice (final date for objections is 14 August 2020).

**CONDITIONS OF SALE: "VOETSTOOTS" - CASH TO THE HIGHEST BIDDER**

Dated and SIGNED at OSHAKATI on the 28th day of APRIL 2020

**SIGNED: J GREYLING & ASSOCIATES**  
 ERF 49 : ROBERT MUGABE STREET  
 PRIVATE BAG 552  
 OSHAKATI  
 TEL: 065 2216178  
 OR FAX 221619  
 REF. JG/002427

**REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)**

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region KHOMAS

**REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)**

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region OMSUATI

**REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)**

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region OMSUATI

Cell: +264 855 512 173  
 Email: ndimuhona@dunamisplan.com

Cell: +264 855 512 173  
 Email: ndimuhona@dunamisplan.com

Applicant: DU TOIT TOWN PLANNING CONSULTANTS, P O Box 6871 AUSSPANPLATZ, WINDHOEK  
 Tel: 061-248010  
 Email: plannierr@duoitplan.com



**REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)**

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region OMSUATI

- Name and postal address of applicant: ESTER IYAMBO, P O BOX ERF 237 OKAHAO
- Name of business or proposed Business to which applicant relates: OKAHAO WEST SIDE, OKAHAO RESTAURANT LIQUOR LICENCE
- Address/location of premises to which Application relates: OKAHAO EXTENSION NO. 2, OKAHAO WEST SIDE, OKAHAO RESTAURANT LIQUOR LICENCE
- Nature and details of application: RESTAURANT LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: OUTAPI
- Date on which application will be Lodged: 20-30 JULY 2020
- Date of meeting of Committee at which application will be heard: 09 SEPTEMBER 2020

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

**REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)**

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region OMSUATI

- Name and postal address of applicant: JOHANNA JOHANNES
- Name of business or proposed Business to which applicant relates: DOUBLE YOU HUSTLE PUB
- Address/location of premises to which Application relates: OKAHAO EXTENSION NO. 2, OKAHAO WEST SIDE, OKAHAO RESTAURANT LIQUOR LICENCE
- Nature and details of application: SHEBEN LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: OUTAPI
- Date on which application will be Lodged: 20-31 JULY 2020
- Date of meeting of Committee at which application will be heard: 09 SEPTEMBER 2020

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

**REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)**

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region OMSUATI

- Name and postal address of applicant: JONAS EFRAMP O BOX 60571, KATUTURA, WINDHOEK
- Name of business or proposed Business to which applicant relates: ISHWYA YADANGO SHEBEN, 60571, KATUTURA, WINDHOEK
- Address/location of premises to which Application relates: OMUSHAKENGLO LOCATION OMANVI VILLAGE OMBALANTU
- Nature and details of application: SHEBEN LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: OUTAPI
- Date on which application will be Lodged: 20-31 JULY 2020
- Date of meeting of Committee at which application will be heard: 09 SEPTEMBER 2020

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

**REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)**

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region OMSUATI

- Name and postal address of applicant: TOBIAS IDHINI
- Name of business or proposed Business to which applicant relates: TOGETHER AS ONE SHEBEN
- Address/location of premises to which Application relates: OSHAANDA EENDOMBIE ONSHAKATI, OONGONO CONSTITUENCY
- Nature and details of application: SHEBEN LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: OUTAPI
- Date on which application will be Lodged: 20-30 JULY 2020
- Date of meeting of Committee at which application will be heard: 09 SEPTEMBER 2020

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

**REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)**

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region OMSUATI

- Name and postal address of applicant: KAMYI ARREAN LIZAZI, P O BOX 231, KATIMA MULILO
- Name of business or proposed Business to which applicant relates: LEE BOY SHEBEN
- Address/location of premises to which Application relates: MANGONGO VILLAGE, LISIKILI AREA
- Nature and details of application: SHEBEN LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: KATIMA MULILO
- Date on which application will be Lodged: 12 AUGUST 2020
- Date of meeting of Committee at which application will be heard: 09 SEPTEMBER 2020

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

**REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)**

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region OMSUATI

- Name and postal address of applicant: MARKUS NOSHIPANANDA EMVULA, P O BOX 10326 KHOMASDAL
- Name of business or proposed Business to which applicant relates: A TEAM BAR
- Address/location of premises to which Application relates: OSHAKATI MAIN ROAD, OSHAKATI CONSTITUENCY
- Nature and details of application: SHEBEN LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: OUTAPI
- Date on which application will be Lodged: 20-30 JULY 2020
- Date of meeting of Committee at which application will be heard: 09 SEPTEMBER 2020

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

**REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)**

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region OMSUATI

- Name and postal address of applicant: GIDEON KEFAS
- Name of business or proposed Business to which applicant relates: TUNHANGANEI SHEBEN
- Address/location of premises to which Application relates: OSHAKATI MAIN ROAD, OSHAKATI CONSTITUENCY
- Nature and details of application: SHEBEN LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: OUTAPI
- Date on which application will be Lodged: 20-30 JULY 2020
- Date of meeting of Committee at which application will be heard: 09 SEPTEMBER 2020

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

# ASSISTED

061 2080800

Fax (061) 220584

Email: Lmeroro@nepc.com.na

## Services

### ASSISTED

#### Notes and Deadlines

- To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously
- Classifieds small and notices: 12:00, two working days prior to placing
- Cancellations and alterations: 16:00, two days before date of publication in writing only
- Notices (VAT Inclusive)
  - Legal Notice NS460.00
  - Lost Land Title NS402.50
  - Liquor License NS402.50
  - Birthdays from NS200.00
  - Death Notices from NS200.00
  - Tombstones Unwilling from NS200.00
  - Thank You Messages from NS200.00
- Terms and Conditions Apply.

## Employment

### Looking for employment

35 Years lady looking for domestic work or any kind of job in Windhoek. Have 3 years' experience. Please help me my people. I want to support my 3 kids. Contact me: 0812061429

I am MPINGANANGAMBUE in Windhoek looking for a job as a pre-school teacher.

I have Grade 10 and 5 years' experience and went through training and workshop.

Please contact me on 0814147056 for Grade 1 to 3 extra class teaching.



2008 C180 Avantgarde Mercedes-Benz 202000km

1 lady owner NS105 000 (neg) serious buyers

Contact 081 283 4477

## TO LET

### OTJOMUISE COMMUNITY LIFESTYLE ESTATE

Brand New 2 Bed & 1 Bath apartments from NS5450 pm available for rental at Otjomuise Community Lifestyle Estate, Windhoek!

Do not miss out! Apply now and get your First month's rent for Free!

Contact: Lesley 081 815 1764



## Notice

### REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: OTJONZONDJUPA

- Name and postal address of applicant: R.O. BOX 476, OTJONZONDJUPA
- Name of business or proposed Business to which applicant relates: DJ TRUCKPORT CC
- Address/Location of premises to which Application relates: P.M. 73 OF FARM OTJITAZI NO.16 OTJONZONDJUPA (C/O AND C33 OF OTJONKALFELD JUNCTION)
- Nature and details of application: GROCERY LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: OTJONZONDJUPA
- Date on which application will be Lodged: 11 NOVEMBER 2020
- Date of meeting of Committee at which application will be heard: 15 SEPTEMBER 2020

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

### REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: KAVANGO EAST

- Name and postal address of applicant: NEROMBIA FRIEDA P.O. BOX 704 RUNDU
- Name of business or proposed Business to which applicant relates: MAMI SHEBEN
- Address/Location of premises to which Application relates: MUPINI VILLAGE
- Nature and details of application: RENEWAL OF LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: RUNDU
- Date on which application will be Lodged: 31 AUGUST 2020
- Date of meeting of Committee at which application will be heard: 14 OCTOBER 2020

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

### REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: OSNIKOTO

- Name and postal address of applicant: PETER NANTANGWE NDOKOSHIO OSHTOSH OMINTELLE
- Name of business or proposed Business to which applicant relates: NAKAYE PANYANU ENTERTAINMENT NO.2
- Address/Location of premises to which Application relates: EKAMBIA OSIHAMBIO
- Nature and details of application: SPECIAL LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: ONDANGWA
- Date on which application will be Lodged: 31 JULY 2020
- Date of meeting of Committee at which application will be heard: 09 SEPTEMBER 2020

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.



## Notice

### REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: OMUSATI

- Name and postal address of applicant: ABISA SIMON ASINO P.O. BOX 1029 OSIKHOLE
- Name of business or proposed Business to which applicant relates: OTHOLO WINE SHEBEN
- Address/Location of premises to which Application relates: OTHOLO LOCATION, OLANDO WEST VILLAGE, UUKOLONKADIH
- Nature and details of application: SHEBEN LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: OTJAPI
- Date on which application will be Lodged: 31 JULY 2020
- Date of meeting of Committee at which application will be heard: 09 SEPTEMBER 2020

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

### REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: OSNIKOTO

- Name and postal address of applicant: ARSAM PANZI KASTA ONKAMBA OSIHAMBIO
- Name of business or proposed Business to which applicant relates: KALWA SHEBEN
- Address/Location of premises to which Application relates: SPECIAL LIQUOR LICENCE
- Nature and details of application: RENEWAL OF LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: ONDANGWA
- Date on which application will be Lodged: 31 JULY 2020
- Date of meeting of Committee at which application will be heard: 09 SEPTEMBER 2020

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

### REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: OMUSATI

- Name and postal address of applicant: MICHAEL SHUPAMUA P.O. BOX 821, OTJAPI
- Name of business or proposed Business to which applicant relates: KALWA SHEBEN
- Address/Location of premises to which Application relates: SHEBEN LIQUOR LICENCE
- Nature and details of application: SPECIAL LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: OTJAPI MAGISTRATE COURT
- Date on which application will be Lodged: 20-31 JULY 2020
- Date of meeting of Committee at which application will be heard: 09 SEPTEMBER 2020

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

## Notice

### REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: ZAMBEZI

- Name and postal address of applicant: G GROBLER P.O. BOX 313 KATIMA MULILO
- Name of business or proposed Business to which applicant relates: CREATIONS LOUNGE
- Address/Location of premises to which Application relates: NEW LOOK 625
- Nature and details of application: BAR LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: KATIMA MULILO
- Date on which application will be Lodged: 12 AUGUST 2020
- Date of meeting of Committee at which application will be heard: 09 SEPTEMBER 2020

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

### REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: OMUSATI

- Name and postal address of applicant: SHIPEPE ABRAHAM P.O. BOX 23, OGONGONO
- Name of business or proposed Business to which applicant relates: ZULA BOY BAR
- Address/Location of premises to which Application relates: OKENGE - OGONGONO
- Nature and details of application: SHEBEN LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: OTJAPI MAGISTRATE COURT
- Date on which application will be Lodged: 20-31 JULY 2020
- Date of meeting of Committee at which application will be heard: 09 SEPTEMBER 2020

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

### REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: OMUSATI

- Name and postal address of applicant: ERASTUS NAMBUCHI P.O. BOX 7802 WALVISBAY
- Name of business or proposed Business to which applicant relates: OMBEPO SHEBEN
- Address/Location of premises to which Application relates: ETUKULA, OKAPIKA VILLAGE
- Nature and details of application: SHEBEN LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: OTJAPI MAGISTRATE COURT
- Date on which application will be Lodged: 20-31 JULY 2020
- Date of meeting of Committee at which application will be heard: 09 SEPTEMBER 2020

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

### Shitago Training Centre

Offers:

- Continuous Professional Development Programme to junior primary (pre-primary and grades 1-3) distance learning graduates.

We invite you to come:

- Develop
- Polish and professionalise your expertise as a teacher and learn more about the craft of teaching.

Our highly skilled educators with many years of experience are ready to give all the training and support you need in the advancement of your teaching career.

"At Shitago training centre, we guarantee a promising future for our children"

Call us: 061-223201 or 0812722825.

## Notice

### REZONING NOTICE

DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner of Erf 7191 Juso Katangolo and Lemon Streets Katutura is applying to the Windhoek Municipal Council for the following:

- Rezoning of Erf 7191 c/o Juso Katangolo and Lemon Streets from Business to Residential with a density of 1:250,

Erf 7191 Katutura is located at the corner of Juso Katangolo Street. The property is currently zoned 'Business' with a bulk of 0.4 and it measures 303m<sup>2</sup>. The new zoning of 'Residential' with a density of 1:250 will rectify the land use that the Erf was intended for, being single residential use. On-site parking as required in terms of the Windhoek Town Planning Scheme and proposed activities is provided.

Further, take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board, 80 Independence Avenue, Windhoek.

Further take note that any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice (final date for objections is August 17, 2020).

Cell: +264 855 512 173  
Email: ndimuhona@dunamisplan.com



REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: OMUSATI

- Name and postal address of applicant: ERASTUS NAMBUCHI P.O. BOX 7802 WALVISBAY
- Name of business or proposed Business to which applicant relates: OMBEPO SHEBEN
- Address/Location of premises to which Application relates: ETUKULA, OKAPIKA VILLAGE
- Nature and details of application: SHEBEN LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: OTJAPI MAGISTRATE COURT
- Date on which application will be Lodged: 20-31 JULY 2020
- Date of meeting of Committee at which application will be heard: 09 SEPTEMBER 2020

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

### TO LET

PELICAN VIEW SECURITY ESTATE, NARRAVILLE, WALVIS BAY

Brand New 2 Bed & 1 Bath apartments from NS4900 pm available for rental at Pelican View Security Estate, Narraville, Walvis Bay! Do not miss out!

Apply now and get your First month's rent for Free! Contact: 081 4455 785

## Notice

### TOWN PLANNING NOTICE

Take notice that DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner of Erf 115 Dr. Nicky Iyambo Street Grootfontein Proper, intends to apply to the Grootfontein Municipality for:

- REZONING OF ERF 115 DR. NICKY IYAMBO STREET GROOTFONTEIN PROPER FROM RESIDENTIAL WITH A DENSITY OF 1:700 TO RESIDENTIAL WITH A DENSITY OF 1:250

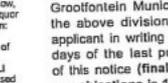
Take notice that DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner, intends to apply to the Windhoek City Council for:

- Rezoning of Portion 29 (a portion of Portion 6) of the Farm Döbra No. 49, from "Residential with density of 1: 50,000m<sup>2</sup>" to "Restricted Business with a bulk of 0.5"
- Rezoning of Remainder Portion 5 of the Farm Döbra No. 49 from "Residential with density of 1: 50,000m<sup>2</sup>" to "Restricted Business with a bulk of 0.5"
- Rezoning of Portion 33 (a portion of Portion 5) of the Farm Döbra No. 49 from "Residential with density of 1: 50,000m<sup>2</sup>" to "Restricted Business with a bulk of 0.5"
- Consent to utilise Portions 5, 29 and 33 for "Restricted Business" purposes while the rezoning is in process

Further take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board, 80 Independence Avenue, Windhoek.

Further take note that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof in writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice (final date for objections is August 17, 2020).

Cell: +264 855 512 173  
Email: ndimuhona@dunamisplan.com



REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: ZAMBEZI

- Name and postal address of applicant: PEGGY MATHE MUFALALI
- Name of business or proposed Business to which applicant relates: MUSHETUMUKO SHEBEN AND GROCERY
- Address/Location of premises to which Application relates: MUSAANGA AREA, SIMU VILLAGE
- Nature and details of application: SHEBEN AND GROCERY LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: KATIMA MULILO
- Date on which application will be Lodged: 12 AUGUST 2020
- Date of meeting of Committee at which application will be heard: 09 SEPTEMBER 2020

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

### TO LET

2 Bed Units To Let From NS3700

24 Hour Security, 80% rental, Any 4 play, Kids play area & green areas, 1 dog Green Building, Save over 20% on Water & Electricity

(F&G Apply Limited Only)

BRIDGE PARK

WWW.BRIDGEPARK.CO.NA

Call 081 416 9369

## Notice

### NOTICE

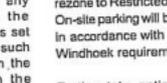
Take notice that DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner, intends to apply to the Windhoek City Council for:

- Rezoning of Portion 29 (a portion of Portion 6) of the Farm Döbra No. 49, from "Residential with density of 1: 50,000m<sup>2</sup>" to "Restricted Business with a bulk of 0.5"
- Rezoning of Remainder Portion 5 of the Farm Döbra No. 49 from "Residential with density of 1: 50,000m<sup>2</sup>" to "Restricted Business with a bulk of 0.5"
- Rezoning of Portion 33 (a portion of Portion 5) of the Farm Döbra No. 49 from "Residential with density of 1: 50,000m<sup>2</sup>" to "Restricted Business with a bulk of 0.5"
- Consent to utilise Portions 5, 29 and 33 for "Restricted Business" purposes while the rezoning is in process

Further take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board, 80 Independence Avenue, Windhoek.

Further take note that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof in writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice (final date for objections is August 17, 2020).

Cell: +264 855 512 173  
Email: ndimuhona@dunamisplan.com



REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: ZAMBEZI

- Name and postal address of applicant: PEGGY MATHE MUFALALI
- Name of business or proposed Business to which applicant relates: MUSHETUMUKO SHEBEN AND GROCERY
- Address/Location of premises to which Application relates: MUSAANGA AREA, SIMU VILLAGE
- Nature and details of application: SHEBEN AND GROCERY LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: KATIMA MULILO
- Date on which application will be Lodged: 12 AUGUST 2020
- Date of meeting of Committee at which application will be heard: 09 SEPTEMBER 2020

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

### TO LET

2 Bed Units To Let From NS3700

24 Hour Security, 80% rental, Any 4 play, Kids play area & green areas, 1 dog Green Building, Save over 20% on Water & Electricity

(F&G Apply Limited Only)

BRIDGE PARK

WWW.BRIDGEPARK.CO.NA

Call 081 416 9369

## Notice

### NOTICE

Take notice that DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner, intends to apply to the Windhoek City Council for:

- Rezoning of Portion 29 (a portion of Portion 6) of the Farm Döbra No. 49, from "Residential with density of 1: 50,000m<sup>2</sup>" to "Restricted Business with a bulk of 0.5"
- Rezoning of Remainder Portion 5 of the Farm Döbra No. 49 from "Residential with density of 1: 50,000m<sup>2</sup>" to "Restricted Business with a bulk of 0.5"
- Rezoning of Portion 33 (a portion of Portion 5) of the Farm Döbra No. 49 from "Residential with density of 1: 50,000m<sup>2</sup>" to "Restricted Business with a bulk of 0.5"
- Consent to utilise Portions 5, 29 and 33 for "Restricted Business" purposes while the rezoning is in process

Further take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board, 80 Independence Avenue, Windhoek.

Further take note that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof in writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice (final date for objections is August 17, 2020).

Cell: +264 855 512 173  
Email: ndimuhona@dunamisplan.com



REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: ZAMBEZI

- Name and postal address of applicant: PEGGY MATHE MUFALALI
- Name of business or proposed Business to which applicant relates: MUSHETUMUKO SHEBEN AND GROCERY
- Address/Location of premises to which Application relates: MUSAANGA AREA, SIMU VILLAGE
- Nature and details of application: SHEBEN AND GROCERY LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: KATIMA MULILO
- Date on which application will be Lodged: 12 AUGUST 2020
- Date of meeting of Committee at which application will be heard: 09 SEPTEMBER 2020

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

### TO LET

2 Bed Units To Let From NS3700

24 Hour Security, 80% rental, Any 4 play, Kids play area & green areas, 1 dog Green Building, Save over 20% on Water & Electricity

(F&G Apply Limited Only)

BRIDGE PARK

WWW.BRIDGEPARK.CO.NA

Call 081 416 9369

DU TOIT TOWN PLANNING CONSULTANTS, P O Box 6871 AUSSPANPLATZ, WINDHOEK Tel: 061-248010 Email: planner1@duitoitplan.com

1810 Notices  
• Legal •

Windhoek this 14th day of July 2020. Angulaco. Incorporated Legal Practitioner For Execution Creditor Unit 112 EF Block C, First Floor Masera Park, Centaurus Road Windhoek (REF: DEB1214)

In The High Court Of Namibia (Main Division - Windhoek) Case No: HC-MD-CIV-ACT-CON-2019/01009 in the matter between: AGRICULTURAL BANK OF NAMIBIA Judgment Creditor/ Plaintiff and SELBALDINE PAKARAE Judgment Debtor/Defendant NOTICE OF SALE IN EXECUTION In Execution Of Court Order Of The High Court Of Namibia, given on the 31st of October 2019 in the abovementioned case, a judicial sale by public auction will be held on, the 4th day of April 2020 at 09h30, at 422 Independence Avenue, Windhoek at the following Goods 1 x Delfy Fridge 1 x Delfy Front Loader 1 x Logik Microwave 1 x Queen Size Bed With Mattress 1 x Bedroom Suite 2 x Coffee Table 1 x Mini Fridge (Kevinator) 1 x 2-Seater Couch 1 x Wall Mirror 1 x Dining Room Table + 6 x Chairs 2 x 1 Seater Chairs 1 x 3-Seater Couch 2 x 1 Seater Chairs 1 x TV Cabinet 1 x Samsung Led TV 1 x Coffee Table 1 x Sony Audio Control System With Speakers 1 x Dab Decoder. Conditions Of Sale: 1. The sale will be held without reserve and goods will be sold to the highest bidder. 2. The goods will be sold "voetstoets". 3. Payment shall be made in Cash or Electronic Fund Transfers (EFT) to be done on the day of the auction. If EFT is done proof of payment shall be provided to the Deputy Sheriff. Dated at Windhoek this 14th day of July 2020. Angulaco. Incorporated Legal Practitioner For Execution Creditor Unit 112 EF Block C, First Floor Masera Park, Centaurus Road, Windhoek (REF: MAT3722)

In The High Court Of Namibia Case No: HC-MD-CIV-ACT-CON-2019/00773 in the matter between: STANDARD BANK NAMIBIA LIMITED Plaintiff and MATIAS NKHRE MOYO Defendant NOTICE OF SALE IN EXECUTION Pursuant to a Judgment granted by the above Honourable Court, the following goods will be sold in execution by a public auction on 01st of August 2020 at 09h30 at 422 Independence Avenue, Windhoek, Republic of Namibia namely: 1 x Black Lounge Suite 1 x Samsung TV 1 x Pioneer Surround Sound 3 x Red Bar Chairs 3 x Chair Cushion and Table 1 x Coffee Table 2 x Black Chairs 1 x Black Unit 1 x KOC Deep Freezer 1 x Samsung Fridge 1 x Delfy Microwave 1 x Sanaul Slow Cooker 3 x Carpets 1 x Tent in Bag 1 x Can-on Printer TERMS: CASH to the highest bidder. DATED at WINDHOEK this 07th of JULY 2020. FISHER GUARMBY & PFEIFER Legal Practitioners for Plaintiff c/o Robert Mugabe Ave & Threr Str P O Box 37, WINDHOEK (Ref: FP240/241574)

In The High Court Of Namibia (Main Division - Windhoek) CASE NO: HC-MD-CIV-ACT-CON-2019/01690 in the matter between: Standard Bank Namibia Limited Judgment Creditor/Plaintiff And Absalom Namandja By Kalitzaine Execution Debtor/Defendant NOTICE OF SALE IN EXECUTION In Execution Of Court Order Of The High Court Of Namibia, given on the 16th of August 2019 in the abovementioned case, a judicial sale by public auction will be held on SATURDAY, the 01st day of AUGUST 2020 at 09h30 at No.422, Independence Avenue, Windhoek. Goods 1 X Triller 1X Orange Concrete Mixer 1 X Leather Lounge Sofa 1 X Patio Bed Conditions Of Sale: 1. The sale will be held without reserve and goods will be sold to the highest bidder. 2. The goods will be sold "voetstoets". 3. Payment shall be made in Cash or Electronic Fund Transfers (EFT) to be done on the day of the auction, if EFT is done proof of payment shall be provided to the deputy sheriff. DATED AT WINDHOEK THIS 08th DAY OF JULY 2020. ANGULACO INCORPORATED LEGAL PRACTITIONER

2010 Notices  
• Legal •

FOR EXECUTION CREDITOR UNIT 112 EF BLOCK C, FIRST FLOOR MAERUA PARK, CENTAURUS ROAD WINDHOEK (REF: DEB181)

In The Magistrate Court Of Namibia Windhoek Case No: 786/20 In the matter between: ULRIKE CLOUGH-WILSON First Execution Creditor NICOLA CLOUGH-WILSON Second Execution Creditor and ANGELA KACHINA NTEMWA Execution Debtor NOTICE OF SALE IN EXECUTION In execution of a judgment granted against the above Defendants by the above Honourable Court on 8 April 2020 the following goods will be sold by public auction by the Messenger of the Court of Windhoek on Saturday, 1 August 2020 at 9:30 at 422 Independence Avenue, Windhoek. 1X Black Lounge Suite 2 Piece 1X TV Unit 1X Lg Flat Screen TV 2X Black Bar Chairs 1X Sanaul Microwave Oven 1X Espresso Cool Fridge 2X Red Cubes 1X Lg Dvd Player And Sound System 1X Black Cupboard 1X Grey Floor Carpet Terms For Sale: Voetstoets and cash to the highest bidder. Dated at Windhoek this 21st day of July 2020. Dr Weder, Kaute & Hoveka INC Legal Practitioners for Plaintiff WOH. House Jan Jonker Rd Auspennplatz, Windhoek (Ref: T. LUVIND-AD/MAT48300/mvh)

Notice Take notice that Du Toll Town Planning Consultants, on behalf of the owner, intends to apply to the Windhoek City Council for: Rezoning of Portion 29 (a portion of Portion 6) of the Farm Döbbs No. 49, from "Residential with density of 1: 50,000m<sup>2</sup>" to "Restricted Business with a bulk of 0.5" Rezoning of Portion 33 (a portion of Portion 5) of the Farm Döbbs No. 49 from "Residential with density of 1: 50,000m<sup>2</sup>" to "Restricted Business with a bulk of 0.5" Rezoning of Portion 33 (a portion of Portion 5) of the Farm Döbbs No. 49 from "Residential with density of 1: 50,000m<sup>2</sup>" to "Restricted Business with a bulk of 0.5"

In The High Court Of Namibia Case No: HC-MD-CIV-ACT-CON-2019/00773 in the matter between: STANDARD BANK NAMIBIA LIMITED Plaintiff and MATIAS NKHRE MOYO Defendant NOTICE OF SALE IN EXECUTION Pursuant to a Judgment granted by the above Honourable Court, the following goods will be sold in execution by a public auction on 01st of August 2020 at 09h30 at 422 Independence Avenue, Windhoek, Republic of Namibia namely: 1 x Black Lounge Suite 1 x Samsung TV 1 x Pioneer Surround Sound 3 x Red Bar Chairs 3 x Chair Cushion and Table 1 x Coffee Table 2 x Black Chairs 1 x Black Unit 1 x KOC Deep Freezer 1 x Samsung Fridge 1 x Delfy Microwave 1 x Sanaul Slow Cooker 3 x Carpets 1 x Tent in Bag 1 x Can-on Printer TERMS: CASH to the highest bidder. DATED at WINDHOEK this 07th of JULY 2020. FISHER GUARMBY & PFEIFER Legal Practitioners for Plaintiff c/o Robert Mugabe Ave & Threr Str P O Box 37, WINDHOEK (Ref: FP240/241574)

In The High Court Of Namibia (Main Division - Windhoek) CASE NO: HC-MD-CIV-ACT-CON-2019/01690 in the matter between: Standard Bank Namibia Limited Judgment Creditor/Plaintiff And Absalom Namandja By Kalitzaine Execution Debtor/Defendant NOTICE OF SALE IN EXECUTION In Execution Of Court Order Of The High Court Of Namibia, given on the 16th of August 2019 in the abovementioned case, a judicial sale by public auction will be held on SATURDAY, the 01st day of AUGUST 2020 at 09h30 at No.422, Independence Avenue, Windhoek. Goods 1 X Triller 1X Orange Concrete Mixer 1 X Leather Lounge Sofa 1 X Patio Bed Conditions Of Sale: 1. The sale will be held without reserve and goods will be sold to the highest bidder. 2. The goods will be sold "voetstoets". 3. Payment shall be made in Cash or Electronic Fund Transfers (EFT) to be done on the day of the auction, if EFT is done proof of payment shall be provided to the deputy sheriff. DATED AT WINDHOEK THIS 08th DAY OF JULY 2020. ANGULACO INCORPORATED LEGAL PRACTITIONER

2210 Notices  
• Legal •

Location of licensed premises to which application relates: Unit B-GF 4.0, Urban Village, Eisenheim, Windhoek. Nature and Details of application: Special Liquor License Where Application will be lodged: Magistrates Court Windhoek. Date on which application will be lodged: 29th of July 2020 Date of meeting of committee which application will be heard: 09th September 2020. Any objections or written submissions in terms of section 26 of the act in relation to the application must be sent or delivered to the secretary of the committee, to reach the secretary not later than 21 days before the date of the meeting of the committee at which the application will be heard.

Invitation To Tender/Involved Estate Christiana Johannes Potgieter or Master's Reference No: W 2/19 The Trustee wishes to sell by tender the following even: Certain: even 850 & 851, Ext. 3, Herules Bay Situated: Hanties Bay Registration Division: "G", Erongo Region Erf850 Measures 6 02m<sup>2</sup> (five thousand and twenty eight square metres) Erf 851 Measures 5 411m<sup>2</sup> (five thousand four hundred and eleven square metres). Subject property is vacant stands along Omaruru Street, east north of the Herules Bay Golf Club. Head under Title Deeds T9692/2006 and T6700/2006 Zoning Residential. Both stands have been surveyed and sub-divided into nine single residential stands each. There are two identical servitudes registered over the seven (a copy of one is attached for each reference) 2149 to Erf 2167) Erf No. 851 - into (Erf 2173 to Erf 2181) No services have been provided to Erf 850 & 851. Tenders close on the 31 July and must be lodged in a closed envelope, at the offices of Bursl & McLaren, Suite No.305, 2nd Floor, Hidas Centre, 21 Nelson Mandela Avenue, Klein Windhoek. No discussions will be entered into after closing date of tenders. The successful bidder shall: 1. Sign Conditions of Sale. Deliver the signed Conditions of Sale to Bursl & McLaren as soon as possible after signature thereof. The successful Bidder will be advised by the Trustee within 72 (seventy-two) hours after the closing date of the tender. Tender documents are available at the offices of Bursl & McLaren, 21 Nelson Mandela Avenue, Hidas Centre, 2nd Floor, Room 305, Klein Windhoek Tel. No: 061 - 237030 Fax No: 061 - 231786 e-mail: trustees@ericaconline.com

Case No. HC-MD-CIV-ACT-CON-2019/00210 In The High Court Of Namibia in the matter between: STANDARD BANK NAMIBIA LIMITED Plaintiff and JUSTICE DIBULIKWENI SHATPAMBA 1st Defendant LOIDE NDAKONDA-JA SHATPAMBA 2nd Defendant NOTICE OF SALE IN EXECUTION In execution of a Judgment of the above Honourable Court dated 18 October 2019 in the above case, a sale with a reserve price of N\$845 000.00 will be held by the Deputy Sheriff, Windhoek, at Erf 2220 Ojomsule (Extension No. 4), Section No. 62 Tulipomaba Court, Ojomsule, Windhoek, on 3 August 2020, at 18h00, of the under mentioned property: A unit consisting of - (a) Section number 62 as shown and more fully described on Sectional Plan Number 65 93/2016 in the development scheme known as Tulipomaba Court in respect of the land and building or buildings situated at Erf 2220 Ojomsule (Extension No. 4) Municipality of Windhoek, Registration Division "K" Khomas Region of which section the floor area according to the said sectional plan is 69 (Sixty Nine) square metres in extent; and (b) an undivided share in and to the common property in the development scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Improvements: 1 x balcony, 1 x kitchen, 1 x lounge 2 x bedrooms, 1 x shower/bath TERMS 100% of the purchase price and the auctioneers' commission must be paid on the date of the sale. The further terms and conditions of the sale

2410 Notices  
• Legal •

will be read prior to the auction and lie for inspection at the office of the Deputy Sheriff, Windhoek and at the offices of the execution creditor's attorneys. Dated at Windhoek this 16th day of June 2020. Dr Weder Kaute & Hoveka INC. Legal Practitioner for Plaintiff 3rd Floor WGH House Jan Jonker Road, Windhoek [PUK/9g/MAT42224]

In The In The High Court For The District Of Windhoek Held At Windhoek Case No: HC-MD-CIV-ACT-CON-2020/00389 In the matter between: AGRICULTURAL BANK OF NAMIBIA Execution Creditor and SAM KAMBAZEMBI Execution Debtor NOTICE OF SALE IN EXECUTION A SALE IN Execution will be held by public auction on Monday the 3rd of August 2020 at 09:00 in the morning at Erf No. 48, Rugby Street, Gabsaba, Republic Of Namibia, during which there will be sold in execution as a result of an attachment made on the 20th day of May 2020 under a Writ of Execution issued on the 20th day of March 2020 by the above named Agricultural Bank Of Namibia (Plaintiff) Against Sam Kambazembi (Defendant). 1X Fortuner (VIN Number AH7Z2969705017612) Grey, Licence Number: Turane; 1X Volkswagen Golf Registration No. N8014gs (VIN Number: Aevzz1Zzz013286, Engh Number: G7094895 (WHITE); 1X MERCEDES BENZ BEDAN N3054G0, VIN WDC1G31642A084401, Engh Number: 11298423032893 (White); Terms: "Voetstoets" (Dated at Windhoek this 22nd day of June 2020. Sita Namandjo & Co Inc Parc: T. Heke - Amupanda 10 & 15 Fagan Street, Windhoek West, Windhoek (REF: A3538/TV/19-w)

Case No. HC-MD-CIV-ACT-CON-2019/00210 In The High Court Of Namibia in the matter between: STANDARD BANK NAMIBIA LIMITED Plaintiff and JUSTICE DIBULIKWENI SHATPAMBA 1st Defendant LOIDE NDAKONDA-JA SHATPAMBA 2nd Defendant NOTICE OF SALE IN EXECUTION In execution of a Judgment of the above Honourable Court dated 18 October 2019 in the above case, a sale with a reserve price of N\$845 000.00 will be held by the Deputy Sheriff, Windhoek, at Erf 2220 Ojomsule (Extension No. 4), Section No. 62 Tulipomaba Court, Ojomsule, Windhoek, on 3 August 2020, at 18h00, of the under mentioned property: A unit consisting of - (a) Section number 62 as shown and more fully described on Sectional Plan Number 65 93/2016 in the development scheme known as Tulipomaba Court in respect of the land and building or buildings situated at Erf 2220 Ojomsule (Extension No. 4) Municipality of Windhoek, Registration Division "K" Khomas Region of which section the floor area according to the said sectional plan is 69 (Sixty Nine) square metres in extent; and (b) an undivided share in and to the common property in the development scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan. Improvements: 1 x balcony, 1 x kitchen, 1 x lounge 2 x bedrooms, 1 x shower/bath TERMS 100% of the purchase price and the auctioneers' commission must be paid on the date of the sale. The further terms and conditions of the sale

OSHKOTO REGIONAL COUNCIL

PROCUREMENT REFERENCE NO.	BID NAME
WONB/ORC-04/2020/2021	Construction of Water & Sewer Retention Infrastructure in Onayena Extension 1, Oshikoto Region
Competent and qualified entities are hereby invited through Open National Bidding (ONB) process for the construction of water and sewer retention infrastructure in Onayena, Oshikoto Region.	
DOCUMENTS AVAILABLE:	Friday, 17 July 2020 Oshikoto Regional Council Omuthiya, Namibia Tel: +264 (65) 244 800
DOCUMENT COST:	N\$300.00 Bank Deposit or EFT only (No Cash); non refundable
ACCOUNT DETAILS:	Name: Oshikoto Regional Council Bank: FNB Omuthiya Acc. No.: 62017652236 Acc Type: Cheque Account
PRE-BID MEETING:	A compulsory pre-bid meeting has been scheduled for Friday, 31st July 2020 at 15h00. Bidders are to meet at the Onayena Settlement Office.
CLOSING DATE AND TIME:	Monday, 17 August 2020 at 11:00
SUBMISSION ADDRESS:	Bld Box Oshikoto Regional Council Omuthiya, Namibia
PROCUREMENT:	Ms. Angelina Aushona Tel: +264 (65) 244 800 Fax: +264 (65) 244 071
PROJECT MANAGERS:	<b>DENCHI</b> creating progress

REPUBLIC OF NAMIBIA

MINISTRY OF LABOUR, INDUSTRIAL RELATIONS AND EMPLOYMENT CREATION

CALL FOR PROPOSAL

TO CONDUCT A GAP ANALYSIS ON KEY ILO OCCUPATIONAL SAFETY AND HEALTH (OSH) CONVENTIONS AND DEVELOPMENT OF OSH BILL FOR NAMIBIA

In collaboration with International Labour Organization (ILO) the Government of Namibia (Ministry of Labour, Industrial Relations and Employment Creation), is inviting proposals for consultancy to conduct a Gap Analysis on key ILO Occupational Safety and Health (OSH) Conventions and develop OSH Bill for Namibia.

The main objective of this consultancy is to conduct OSH legal gap analysis, and then successively develop OSH Bill. The review will provide information on gaps between existing national legislations, regulations, policies and programmes, and the requirements of ILO Conventions No. 155 and the Protocol of 2002 to Convention No. 155, Convention No. 187 of 2008, and Convention No. 161 of 1985.

Details of the call are available at ILO website: [https://www.ilo.org/africa/countries-covered/namibia/WCMS\\_751154/lang-en/index.htm](https://www.ilo.org/africa/countries-covered/namibia/WCMS_751154/lang-en/index.htm), and the Ministerial website: [www.mol.gov.na](http://www.mol.gov.na)

Interested individuals are requested to submit a proposal, including a separate financial proposal with a detailed breakdown of consultancy fees and related expenses. Proposals should be sent to the following email addresses:

- Technical Proposal: [HARARE@ilo.org](mailto:HARARE@ilo.org)
- Financial Proposal: [FIN\\_HARARE@ilo.org](mailto:FIN_HARARE@ilo.org) (note it's FIN\_HARARE)

For any inquiry please contact: Ms Petrina Nghidengwa, Tel: +264 61 206 6302

The proposal should reach the ILO not later than 31 July 2020.

Issued by: LYDIA NAMONDJO ACTING EXECUTIVE DIRECTOR

# Classifieds

Tel: +264-61-279 632 / 279 646 • Fax: +264-61-22 9206 • Email: classifieds@namibian.com.na

DEADLINE 12H00 - 2 WORKING DAYS PRIOR TO PLACEMENT



## INDEX

<b>Personal</b>	<b>Housing &amp; Property</b>
1210 Anniversaries	4110 Wanted
1220 Weddings	4210 For Rent
1230 Announcements	4310 For Sale
1230 Birthday Wishes	<b>Leisure &amp; Entertainment</b>
1240 Reunions	4910 Leisure & Entertainment
1250 Graduations	<b>Livestock &amp; Pets</b>
1260 Special Messages	5010 Livestock & Pets
1270 Thank You Messages	5010 Auctions
1280 Valentine's Messages	5010 For Sale
	5010 Lost & Missing
	5010 Wanted
<b>Business &amp; Finance</b>	<b>Motoring</b>
1410 Opportunities	5310 Vehicles Wanted
1420 Business for Sale	5320 Vehicles for Hire
1430 Tax Licences	5330 Vehicles for Sale
	5370 Vehicle Auctions
	5380 Vehicle Spares & Accessories
<b>Services</b>	<b>Notices</b>
7420 House & Garden	5610 Legal
1810 General	5620 Public
7440 Communications & Security	5630 Tenders
7450 Lost & Missing	5710 Churches
7460 Transport Wanted & Offered	5620 Name Change
	5620 Re-zoning
<b>Education &amp; Training</b>	<b>Obituaries</b>
2610 Education & Training	6000 In Memoriam
	6010 Tombstone Unveiling
<b>Employment</b>	6020 Death & Funeral Notices
2710 Wanted	6030 Condolences
2720 Offered	1270 Thank you messages
<b>Food &amp; Beverage</b>	<b>Travel &amp; Tourism</b>
3210 Food & Beverages	7600 Travel & Tourism
<b>Goods</b>	
3510 Wanted	
3630 For Sale	
3700 Auctions	
<b>Health &amp; Beauty</b>	
3910 Health & Beauty	
<b>Hospitality</b>	
4010 Hospitality	

Please note: ID card / Passport required for advertisement placement

## Classifieds

### Rates and Deadlines

- RATES AND DEADLINES: 2020**
- ✓ To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously.
  - ✓ Classified smalls and notices: 12h00, two working days prior to placement.
  - ✓ Cancellations and alterations: 16h00, two days before date of publication in writing only.
- RATES:**
- ✓ Classified smalls: N\$80.00 for the first 20 words and N\$3.00 for each word extra
  - ✓ Classified display (framed ad) FIC: N\$91.50 per col/cm.
  - ✓ Classified display (framed ad) BAW: N\$91.50 per col/cm.
  - ✓ Legal Notice: N\$600.00 per placements.
  - ✓ Memorial/Death Notice: N\$265.00 per placement (STANDARD) Maximum 60 words.
  - ✓ Change of name: N\$565.80 per 2 placements.
- CONDITIONS OF ACCEPTANCE:**
- ✓ The Namibian requires proof of identification (ID card / Passport). Before placement of an advert, The Namibian reserves the right to withhold or cancel any advertisement order that has been accepted.
  - ✓ The Namibian accepts no liability for failure to publish an advertisement received by telephone.
- ERRORS:**
- ✓ Please report errors immediately.
  - ✓ No refunds will be made on errors reported 2 days after publication.
  - ✓ The Namibian accepts no responsibility for more than one incorrect insertion of any advertisement of any cost beyond the cost of the space occupied by the faulty advertisement.
  - ✓ No re-publication will be allowed due to small typographical errors which do not lessen the effectiveness of the advertisement.
- FINANCIAL RISK**
- ✓ The general rule of "buyer beware" applies.
  - ✓ The Namibian does not accept any responsibility for financial losses incurred by clients responding to advertisements placed.

### Education & Training

#### • Education & Training •

**UNAMUNUST MATURE AGE APPLICANTS** We prepare applicants for entry tests in English, Mathematics and faculty papers. NS140 p/lesson. 081 298 7668

**RHINOPARK TUTORIAL CENTRE** We offer afternoon and extra classes (Grades 1-12) in all subjects including Afrikaans. Registration fee: N\$100 081 298 7668

**UNAMUNUST MATURE AGE APPLICANTS** We prepare applicants for entry tests in English, Mathematics and faculty papers. NS140 p/lesson. 081 298 7668

**August 2020 places available at EagleHest Kindergarten and after school Centre.** We are situated in Town opposite GAME Contact: 081 428 2324

**Shish Education Centre - Rhino Park, Rhino Street 29, Opposite 3 months - 6 years. Afternoon, Homework assistance, Exam preparation, English, Afrikaans, Reading Lessons. Assistance in all subjects, Grade 1-7. 061-226903 / 061 714 6164**

**August 2020 places available at EagleHest Kindergarten and after school Centre.** We are situated in Town opposite GAME Contact: 081 428 2324

**Shish Education Centre - Rhino Park, Rhino Street 29, Opposite 3 months - 6 years. Afternoon, Homework assistance, Exam preparation, English, Afrikaans, Reading Lessons. Assistance in all subjects, Grade 1-7. 061-226903 / 061 714 6164**

**Shish Education Centre - Rhino Park, Rhino Street 29, Opposite 3 months - 6 years. Afternoon, Homework assistance, Exam preparation, English, Afrikaans, Reading Lessons. Assistance in all subjects, Grade 1-7. 061-226903 / 061 714 6164**

**Shish Education Centre - Rhino Park, Rhino Street 29, Opposite 3 months - 6 years. Afternoon, Homework assistance, Exam preparation, English, Afrikaans, Reading Lessons. Assistance in all subjects, Grade 1-7. 061-226903 / 061 714 6164**

**Shish Education Centre - Rhino Park, Rhino Street 29, Opposite 3 months - 6 years. Afternoon, Homework assistance, Exam preparation, English, Afrikaans, Reading Lessons. Assistance in all subjects, Grade 1-7. 061-226903 / 061 714 6164**

**Shish Education Centre - Rhino Park, Rhino Street 29, Opposite 3 months - 6 years. Afternoon, Homework assistance, Exam preparation, English, Afrikaans, Reading Lessons. Assistance in all subjects, Grade 1-7. 061-226903 / 061 714 6164**

**Shish Education Centre - Rhino Park, Rhino Street 29, Opposite 3 months - 6 years. Afternoon, Homework assistance, Exam preparation, English, Afrikaans, Reading Lessons. Assistance in all subjects, Grade 1-7. 061-226903 / 061 714 6164**

**Shish Education Centre - Rhino Park, Rhino Street 29, Opposite 3 months - 6 years. Afternoon, Homework assistance, Exam preparation, English, Afrikaans, Reading Lessons. Assistance in all subjects, Grade 1-7. 061-226903 / 061 714 6164**

**Shish Education Centre - Rhino Park, Rhino Street 29, Opposite 3 months - 6 years. Afternoon, Homework assistance, Exam preparation, English, Afrikaans, Reading Lessons. Assistance in all subjects, Grade 1-7. 061-226903 / 061 714 6164**

**Shish Education Centre - Rhino Park, Rhino Street 29, Opposite 3 months - 6 years. Afternoon, Homework assistance, Exam preparation, English, Afrikaans, Reading Lessons. Assistance in all subjects, Grade 1-7. 061-226903 / 061 714 6164**

**Shish Education Centre - Rhino Park, Rhino Street 29, Opposite 3 months - 6 years. Afternoon, Homework assistance, Exam preparation, English, Afrikaans, Reading Lessons. Assistance in all subjects, Grade 1-7. 061-226903 / 061 714 6164**

**Shish Education Centre - Rhino Park, Rhino Street 29, Opposite 3 months - 6 years. Afternoon, Homework assistance, Exam preparation, English, Afrikaans, Reading Lessons. Assistance in all subjects, Grade 1-7. 061-226903 / 061 714 6164**

**Shish Education Centre - Rhino Park, Rhino Street 29, Opposite 3 months - 6 years. Afternoon, Homework assistance, Exam preparation, English, Afrikaans, Reading Lessons. Assistance in all subjects, Grade 1-7. 061-226903 / 061 714 6164**

**Shish Education Centre - Rhino Park, Rhino Street 29, Opposite 3 months - 6 years. Afternoon, Homework assistance, Exam preparation, English, Afrikaans, Reading Lessons. Assistance in all subjects, Grade 1-7. 061-226903 / 061 714 6164**

**Shish Education Centre - Rhino Park, Rhino Street 29, Opposite 3 months - 6 years. Afternoon, Homework assistance, Exam preparation, English, Afrikaans, Reading Lessons. Assistance in all subjects, Grade 1-7. 061-226903 / 061 714 6164**

**Shish Education Centre - Rhino Park, Rhino Street 29, Opposite 3 months - 6 years. Afternoon, Homework assistance, Exam preparation, English, Afrikaans, Reading Lessons. Assistance in all subjects, Grade 1-7. 061-226903 / 061 714 6164**

**Shish Education Centre - Rhino Park, Rhino Street 29, Opposite 3 months - 6 years. Afternoon, Homework assistance, Exam preparation, English, Afrikaans, Reading Lessons. Assistance in all subjects, Grade 1-7. 061-226903 / 061 714 6164**

### Hospitality

#### • Hospitality •

**HIGHLAND GUESTHOUSE:** Very clean & spacious room. Air-conditioned; Swimming pool; Dish; Free Wi-Fi; en-suite bathrooms; Secure parking. Quiet environment. Cat: 081 128 8100

**Good living Bed and Breakfast, Khomasdal, Luxury Hill. Single bed from N\$80, Double from N\$150 - N\$420. Free Wi-Fi, Dish, Air-con, breakfast, swimming pool, secure parking. 081 222 0483 / 061-200721 / 081 268 7082**

**ESSENCE AFRICA GUESTHOUSE** HIGHLAND PARK Windhoek, DSTV, Wi-Fi, Air conditioning, safe parking, conference facilities. From: N\$200. Contact: 081 257 8245 / 08184 12578

**ESSENCE AFRICA GUESTHOUSE** HIGHLAND PARK Windhoek, DSTV, Wi-Fi, Air conditioning, safe parking, conference facilities. From: N\$200. Contact: 081 257 8245 / 08184 12578

**ESSENCE AFRICA GUESTHOUSE** HIGHLAND PARK Windhoek, DSTV, Wi-Fi, Air conditioning, safe parking, conference facilities. From: N\$200. Contact: 081 257 8245 / 08184 12578

**ESSENCE AFRICA GUESTHOUSE** HIGHLAND PARK Windhoek, DSTV, Wi-Fi, Air conditioning, safe parking, conference facilities. From: N\$200. Contact: 081 257 8245 / 08184 12578

**ESSENCE AFRICA GUESTHOUSE** HIGHLAND PARK Windhoek, DSTV, Wi-Fi, Air conditioning, safe parking, conference facilities. From: N\$200. Contact: 081 257 8245 / 08184 12578

**ESSENCE AFRICA GUESTHOUSE** HIGHLAND PARK Windhoek, DSTV, Wi-Fi, Air conditioning, safe parking, conference facilities. From: N\$200. Contact: 081 257 8245 / 08184 12578

**ESSENCE AFRICA GUESTHOUSE** HIGHLAND PARK Windhoek, DSTV, Wi-Fi, Air conditioning, safe parking, conference facilities. From: N\$200. Contact: 081 257 8245 / 08184 12578

**ESSENCE AFRICA GUESTHOUSE** HIGHLAND PARK Windhoek, DSTV, Wi-Fi, Air conditioning, safe parking, conference facilities. From: N\$200. Contact: 081 257 8245 / 08184 12578

**ESSENCE AFRICA GUESTHOUSE** HIGHLAND PARK Windhoek, DSTV, Wi-Fi, Air conditioning, safe parking, conference facilities. From: N\$200. Contact: 081 257 8245 / 08184 12578

**ESSENCE AFRICA GUESTHOUSE** HIGHLAND PARK Windhoek, DSTV, Wi-Fi, Air conditioning, safe parking, conference facilities. From: N\$200. Contact: 081 257 8245 / 08184 12578

**ESSENCE AFRICA GUESTHOUSE** HIGHLAND PARK Windhoek, DSTV, Wi-Fi, Air conditioning, safe parking, conference facilities. From: N\$200. Contact: 081 257 8245 / 08184 12578

**ESSENCE AFRICA GUESTHOUSE** HIGHLAND PARK Windhoek, DSTV, Wi-Fi, Air conditioning, safe parking, conference facilities. From: N\$200. Contact: 081 257 8245 / 08184 12578

**ESSENCE AFRICA GUESTHOUSE** HIGHLAND PARK Windhoek, DSTV, Wi-Fi, Air conditioning, safe parking, conference facilities. From: N\$200. Contact: 081 257 8245 / 08184 12578

**ESSENCE AFRICA GUESTHOUSE** HIGHLAND PARK Windhoek, DSTV, Wi-Fi, Air conditioning, safe parking, conference facilities. From: N\$200. Contact: 081 257 8245 / 08184 12578

**ESSENCE AFRICA GUESTHOUSE** HIGHLAND PARK Windhoek, DSTV, Wi-Fi, Air conditioning, safe parking, conference facilities. From: N\$200. Contact: 081 257 8245 / 08184 12578

**ESSENCE AFRICA GUESTHOUSE** HIGHLAND PARK Windhoek, DSTV, Wi-Fi, Air conditioning, safe parking, conference facilities. From: N\$200. Contact: 081 257 8245 / 08184 12578

**ESSENCE AFRICA GUESTHOUSE** HIGHLAND PARK Windhoek, DSTV, Wi-Fi, Air conditioning, safe parking, conference facilities. From: N\$200. Contact: 081 257 8245 / 08184 12578

**ESSENCE AFRICA GUESTHOUSE** HIGHLAND PARK Windhoek, DSTV, Wi-Fi, Air conditioning, safe parking, conference facilities. From: N\$200. Contact: 081 257 8245 / 08184 12578

**ESSENCE AFRICA GUESTHOUSE** HIGHLAND PARK Windhoek, DSTV, Wi-Fi, Air conditioning, safe parking, conference facilities. From: N\$200. Contact: 081 257 8245 / 08184 12578

**ESSENCE AFRICA GUESTHOUSE** HIGHLAND PARK Windhoek, DSTV, Wi-Fi, Air conditioning, safe parking, conference facilities. From: N\$200. Contact: 081 257 8245 / 08184 12578

### Housing & Property

#### • For Rent •

**Gomangab-Kingsley:** 2 bedroom house with BIC, living room, kitchen, NS4500, water included or NS1200 each for room •Outside room also available, NS1600, parking available. Cat: 081 560 8061

**SMARTIES:** 2 Bedroom house, newly renovated for N\$ 500, only water included. Available 01 August 2020. 081 224 3400

**Windhoek West:** 3 bedroom house, with electric fencing, suitable for admin office, N\$ 8500 per month •Windhoek West Backyard

**Windhoek West:** 3 bedroom house, with electric fencing, suitable for admin office, N\$ 8500 per month •Windhoek West Backyard

**Windhoek West:** 3 bedroom house, with electric fencing, suitable for admin office, N\$ 8500 per month •Windhoek West Backyard

**Windhoek West:** 3 bedroom house, with electric fencing, suitable for admin office, N\$ 8500 per month •Windhoek West Backyard

**Windhoek West:** 3 bedroom house, with electric fencing, suitable for admin office, N\$ 8500 per month •Windhoek West Backyard

**Windhoek West:** 3 bedroom house, with electric fencing, suitable for admin office, N\$ 8500 per month •Windhoek West Backyard

**Windhoek West:** 3 bedroom house, with electric fencing, suitable for admin office, N\$ 8500 per month •Windhoek West Backyard

**Windhoek West:** 3 bedroom house, with electric fencing, suitable for admin office, N\$ 8500 per month •Windhoek West Backyard

**Windhoek West:** 3 bedroom house, with electric fencing, suitable for admin office, N\$ 8500 per month •Windhoek West Backyard

**Windhoek West:** 3 bedroom house, with electric fencing, suitable for admin office, N\$ 8500 per month •Windhoek West Backyard

**Windhoek West:** 3 bedroom house, with electric fencing, suitable for admin office, N\$ 8500 per month •Windhoek West Backyard

**Windhoek West:** 3 bedroom house, with electric fencing, suitable for admin office, N\$ 8500 per month •Windhoek West Backyard

**Windhoek West:** 3 bedroom house, with electric fencing, suitable for admin office, N\$ 8500 per month •Windhoek West Backyard

**Windhoek West:** 3 bedroom house, with electric fencing, suitable for admin office, N\$ 8500 per month •Windhoek West Backyard

**Windhoek West:** 3 bedroom house, with electric fencing, suitable for admin office, N\$ 8500 per month •Windhoek West Backyard

**Windhoek West:** 3 bedroom house, with electric fencing, suitable for admin office, N\$ 8500 per month •Windhoek West Backyard

**Windhoek West:** 3 bedroom house, with electric fencing, suitable for admin office, N\$ 8500 per month •Windhoek West Backyard

**Windhoek West:** 3 bedroom house, with electric fencing, suitable for admin office, N\$ 8500 per month •Windhoek West Backyard

**Windhoek West:** 3 bedroom house, with electric fencing, suitable for admin office, N\$ 8500 per month •Windhoek West Backyard

**Windhoek West:** 3 bedroom house, with electric fencing, suitable for admin office, N\$ 8500 per month •Windhoek West Backyard

### Housing & Property

#### • For Sale •

**INVESTORS DREAM!!** •Wanahede: 5 bedroom unit, 2 bathrooms, of 280 sqm. Rental income of N\$9600 per month only N\$899 000 •Katurua: 3 bedrooms, 2 bathrooms, lounge, carport, 1 flat only N\$1.1million

**Wanahede:** 4 bedrooms, 1 bathroom, 4 flats BIG of 940 sqm only N\$1.3million

**Katurua:** 2 bedrooms, 1 bathroom, 3 flats needs a lot of renovations. Submit offer

**Dankshoebek:** 8 bedrooms, 2 bathrooms, needs a lot of renovations N\$650 000. 081 200 0320

**Dankshoebek:** 8 bedrooms, 2 bathrooms, needs a lot of renovations N\$650 000. 081 200 0320

**Dankshoebek:** 8 bedrooms, 2 bathrooms, needs a lot of renovations N\$650 000. 081 200 0320

**Dankshoebek:** 8 bedrooms, 2 bathrooms, needs a lot of renovations N\$650 000. 081 200 0320

**Dankshoebek:** 8 bedrooms, 2 bathrooms, needs a lot of renovations N\$650 000. 081 200 0320

**Dankshoebek:** 8 bedrooms, 2 bathrooms, needs a lot of renovations N\$650 000. 081 200 0320

**Dankshoebek:** 8 bedrooms, 2 bathrooms, needs a lot of renovations N\$650 000. 081 200 0320

**Dankshoebek:** 8 bedrooms, 2 bathrooms, needs a lot of renovations N\$650 000. 081 200 0320

**Dankshoebek:** 8 bedrooms, 2 bathrooms, needs a lot of renovations N\$650 000. 081 200 0320

**Dankshoebek:** 8 bedrooms, 2 bathrooms, needs a lot of renovations N\$650 000. 081 200 0320

**Dankshoebek:** 8 bedrooms, 2 bathrooms, needs a lot of renovations N\$650 000. 081 200 0320

**Dankshoebek:** 8 bedrooms, 2 bathrooms, needs a lot of renovations N\$650 000. 081 200 0320

**Dankshoebek:** 8 bedrooms, 2 bathrooms, needs a lot of renovations N\$650 000. 081 200 0320

**Dankshoebek:** 8 bedrooms, 2 bathrooms, needs a lot of renovations N\$650 000. 081 200 0320

**Dankshoebek:** 8 bedrooms, 2 bathrooms, needs a lot of renovations N\$650 000. 081 200 0320

**Dankshoebek:** 8 bedrooms, 2 bathrooms, needs a lot of renovations N\$650 000. 081 200 0320

**Dankshoebek:** 8 bedrooms, 2 bathrooms, needs a lot of renovations N\$650 000. 081 200 0320

**Dankshoebek:** 8 bedrooms, 2 bathrooms, needs a lot of renovations N\$650 000. 081 200 0320

**Dankshoebek:** 8 bedrooms, 2 bathrooms, needs a lot of renovations N\$650 000. 081 200 0320

### Notices

#### • Legal •

**NOTICE** Take notice that DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner, intends to apply to the Windhoek City Council for: Rezoning of Portion 29 (a portion of Portion 6) of the Farm Döbra No. 49, from "Residential with density of 1: 50,000m<sup>2</sup>" to "Residential Business with a bulk of 0.5" Rezoning of Remainder Portion 5 of the Farm Döbra No. 49 from "Residential with density of 1: 50,000m<sup>2</sup>" to "Restricted Business with a bulk of 0.5" Rezoning of Portion 33 (a portion of Portion 5) of the Farm Döbra No. 49 from "Residential with density of 1: 50,000m<sup>2</sup>" to "Restricted Business with a bulk of 0.5"

**Consent to utilise Portions 5, 29 and 33 for "Restricted Business" purposes while the rezoning is in process Portion 29 (a portion of Portion 6) of the Farm Döbra No. 49 is 72,475m<sup>2</sup> in extent. Portion 5 of the Farm Döbra No. 49 is 72,475m<sup>2</sup> in extent. Portion 33 (a portion of Portion 5) of the Farm Döbra No. 49 is 52,109m<sup>2</sup> in extent. All three properties are zoned Residential with a density of 1:50,000m<sup>2</sup>. All three portions are in Döbra area, located east of the B1 main road and west of the District Road 1512. The portions are located within the Zone C of the Brakwater Policy Area. The owners intend to use the portions for Light Industrial activities such as warehousing, storage and other light industrial activities and therefore the need to rezone to Restricted Business. On-site parking will be provided in accordance with the City of Windhoek requirements. Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Ver. Michael Scott Street, Windhoek. Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City of Windhoek and the applicant (details below) in writing/ email within 14 days of the last publication of this notice (final date of objections is 14 August 2020).**

**Applicant:** DU TOIT TOWN PLANNING CONSULTANTS P O Box 6871 AUSSPANNPLATZ WINDHOEK Tel: 061-248010 Email: planner1@duoitplan.com

**Applicant:** DU TOIT TOWN PLANNING CONSULTANTS P O Box 6871 AUSSPANNPLATZ WINDHOEK Tel: 061-248010 Email: planner1@duoitplan.com

**Applicant:** DU TOIT TOWN PLANNING CONSULTANTS P O Box 6871 AUSSPANNPLATZ WINDHOEK Tel: 061-248010 Email: planner1@duoitplan.com

**Applicant:** DU TOIT TOWN PLANNING CONSULTANTS P O Box 6871 AUSSPANNPLATZ WINDHOEK Tel: 061-248010 Email: planner1@duoitplan.com

**Applicant:** DU TOIT TOWN PLANNING CONSULTANTS P O Box 6871 AUSSPANNPLATZ WINDHOEK Tel: 061-248010 Email: planner1@duoitplan.com

**NOTICE**

Take notice that **DU TOIT TOWN PLANNING CONSULTANTS**, on behalf of the owner, intends to apply to the Windhoek City Council for

- Rezoning of Portion 28 (a portion of Portion 6) of the Farm Dobra No. 49 from Residential with density of 1:50 000m<sup>2</sup> to Restricted Business with a bulk of 0.5
- Rezoning of Remainder Portion 5 of the Farm Dobra No. 49 from Residential with density of 1:50 000m<sup>2</sup> to Restricted Business with a bulk of 0.5
- Rezoning of Portion 33 (a portion of Portion 5) of the Farm Dobra No. 49 from Residential with density of 1:50 000m<sup>2</sup> to Restricted Business with a bulk of 0.5
- Consent to utilize Portions 5, 29 and 33 for 'Restricted Business' purposes while the rezoning is in process

Portion 28 (a portion of Portion 6) of the Farm Dobra No. 49 is 50 000m<sup>2</sup> in extent. The Remainder of Portion 5 of the Farm Dobra No. 49 is 72,475m<sup>2</sup> in extent. Portion 33 (a portion of Portion 5) of the Farm Dobra No. 49 is 52,108m<sup>2</sup> in extent. All three properties are zoned Residential with a density of 1:50 000m<sup>2</sup>. All three portions are in Dobra area, located east of the B1 main road and west of the District Road 1512. The portions are located within the Zone C of the Brakwater Policy Area. The owners intend to use the portions for Light Industrial activities such as manufacturing, storage and other light industrial activities and therefore the need to rezone to Restricted Business. Ongoing parking will be provided in accordance with the City of Windhoek requirements.

Further take notice that the locality plan of the erf lies for inspection on the Town Planning Action Board in the Customer Care Centre, Municipal Offices, Rex, Michael Scott Street, Windhoek.

Further take notice that any person objecting to this proposed use of land set out above may lodge such objection together with the grounds thereof with the City of Windhoek and the applicant (details below) in writing/ email within 14 days of the last publication of this notice (final) date for objections is 14 August 2020.

Applicant  
**DU TOIT TOWN PLANNING CONSULTANTS**

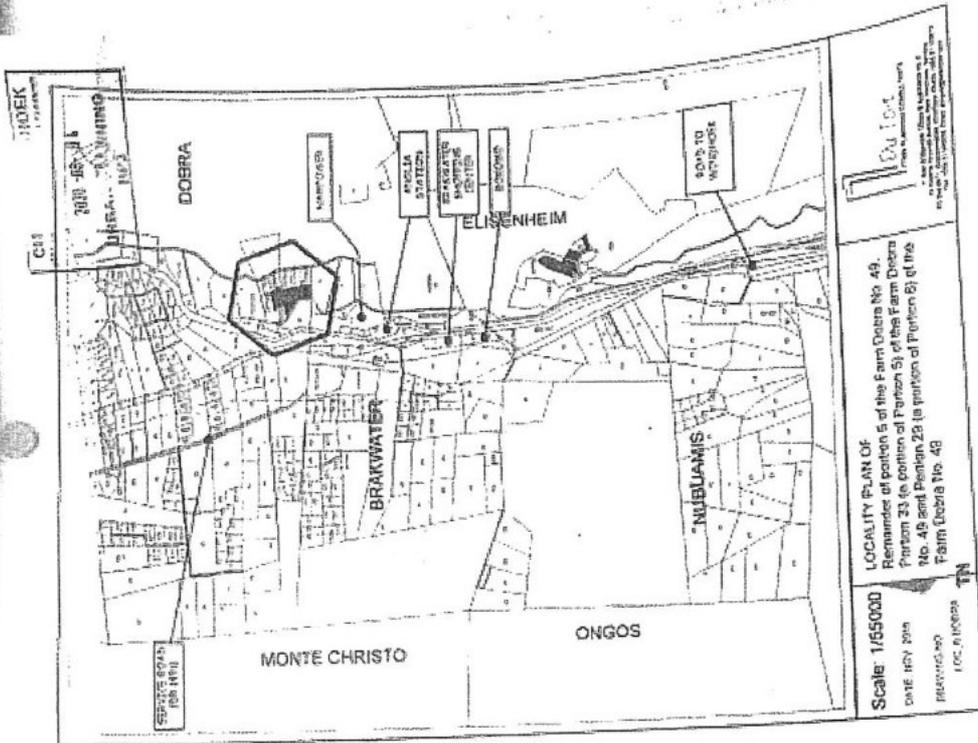
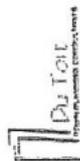
P O Box 6871

AUSSPANPLATZ

WINDHOEK

Tel. 061-246010

Fax: 061-248508



**LOCALITY PLAN OF**  
Remainder of portion 5 of the Farm Dobra No. 49,  
Portion 23 (a portion of Portion 5) of the Farm Dobra  
No. 49 and Portion 29 (a portion of Portion 6) of the  
Farm Dobra No. 49

Scale: 1:55000

DATE: 01 JULY 2019

REVISED: 02

LOC. 6/10000

TN

## NOTICE

Take notice that DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner, intends to apply to the Windhoek City Council for:

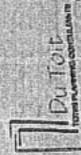
- Rezoning of Portion 29 (a portion of Portion 6) of the Farm Dobra No. 49, from "Residential with density of 1: 50,000m<sup>2</sup>" to "Restricted Business with a bulk of 0.5"
- Rezoning of Remainder Portion 5 of the Farm Dobra No. 49 from "Residential with density of 1: 50,000m<sup>2</sup>" to "Restricted Business with a bulk of 0.5"
- Rezoning of Portion 33 (a portion of Portion 5) of the Farm Dobra No. 49 from "Residential with density of 1: 50,000m<sup>2</sup>" to "Restricted Business with a bulk of 0.5"
- Consent to utilise Portions 5, 29 and 33 for "Restricted Business" purposes while the rezoning is in process

Portion 29 (a portion of Portion 6) of the Farm Dobra No. 49 is 50,000m<sup>2</sup> in extent. The Remainder of Portion 5 of the Farm Dobra No. 49 is 72,475m<sup>2</sup> in extent. Portion 33 (a portion of Portion 5) of the Farm Dobra No. 49 is 52,108m<sup>2</sup> in extent. All three properties are zoned Residential with a density of 1:50,000m<sup>2</sup>. All three portions are in Dobra area, located east of the B1 main road and west of the District Road 7512. The portions are located within the Zone C of the Brakwater Policy Area. The owners intend to use the portions for Light Industrial activities such as warehousing, storage and other light industrial activities and therefore the need to rezone to Restricted Business. On-site parking will be provided in accordance with the City of Windhoek requirements.

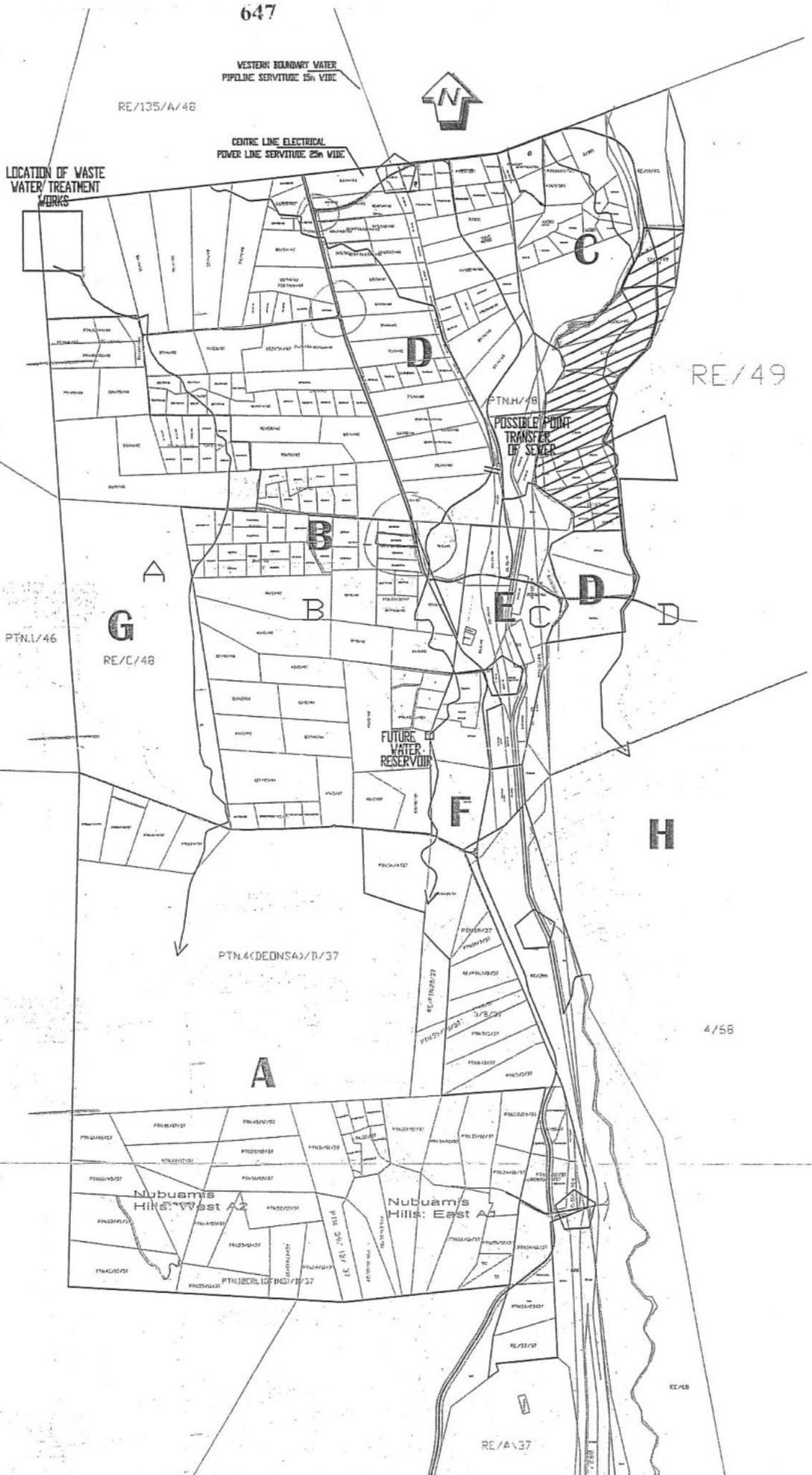
Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev Michael Scott Street, Windhoek.

Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City of Windhoek and the applicant (details below) in writing/ email within 14 days of the last publication of this notice (final date for objections is 14 August 2020).

Applicant:  
**DU TOIT TOWN PLANNING CONSULTANTS**  
 P.O. Box 6871  
 AUSSPANNPLATZ  
 WINDHOEK  
 Tel: 061-2480101 Fax: 061-248608



647



DELIMITATION OF POLICY ZONES	MAX. RES DENSITY	MIN. RES SUBDIVISION
<b>A</b> NUBUAM'S HILLS: EAST A1	1/5 ha	1/25 ha
<b>B</b> NUBUAM'S HILLS: WEST A1	1/5 ha	1/25 ha
<b>C</b> NORTHERN FLATS	1/500	500 m <sup>2</sup>
<b>D</b> EASTERN FLATS	1/500	500 m <sup>2</sup>
<b>E</b> RESIDENTIAL PERIPHERY NORTH	1/300	300 m <sup>2</sup>
<b>F</b> THE INDUSTRIAL CORE	1/300	300 m <sup>2</sup>
<b>G</b> PERIPHERY SOUTH	1/300	300 m <sup>2</sup>
<b>H</b> BRAKWATER WEST RESIDENTIAL EXTENSIVE EASTERN FARMS	1/4 ha	5 ha
	1/5 ha	25 ha

**LEGEND:**

- POLICY ZONE A
- POLICY ZONE PROPOSED
- POLICY ZONES
- PLOTS
- WATER SHED DIVISION OF DRAINAGE AREAS A, B, C & D
- MAJOR TRANSPORT INTERCHANGE

REV. NO.	DATE	BY	CHECKED	REVISIONS
4	20/02/2009	NBD	RUS	REVISIONS NETWORK: 01/.../BRAK/WAT/TP/P/3555_4
3	20/02/2008	NBD	RUS	
2	20/01/2006	NBD	RUS	
1				

FILE	DATE	BY	CHECKED	REVISIONS
4	15 AUG 1996	B. WATSON		REF. DIVG. NETWORK 01/CADDATA/DATA/ALL/BRAK/WAT/TP/P/3555_3-1
3	15 AUG 1996	H. GARBERS		
2				
1				

NO.	DATE	BY	CHECKED
4	15 AUG 1996	B. WATSON	
3	15 AUG 1996	H. GARBERS	
2			
1			

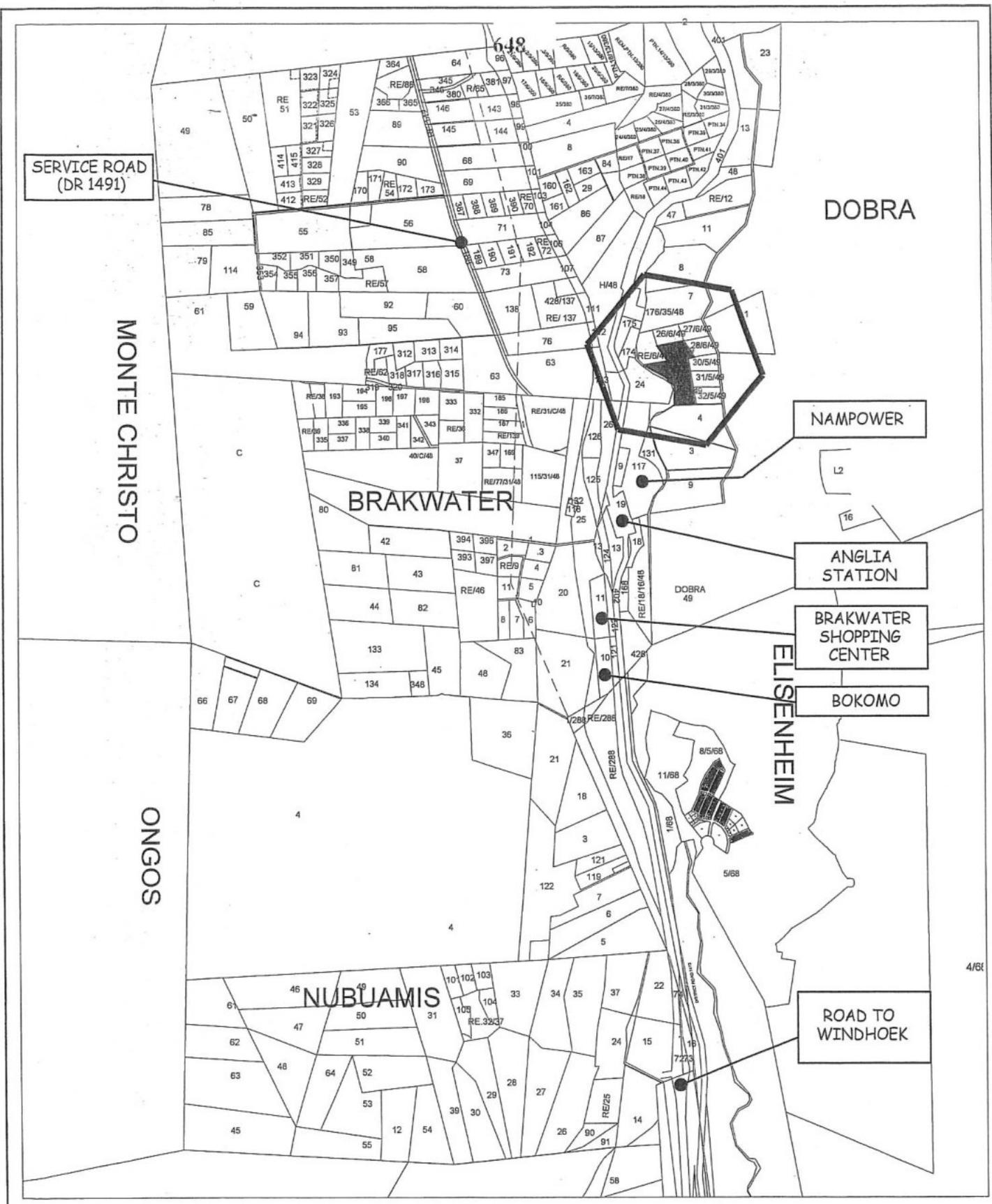
  

NO.	DATE	BY	CHECKED
19			
18			
17			
16			
15			
14			
13			
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

SCALE: NDT TO SCALE P/3555/A 4

**POLICY ZONES  
BRAKWATER**



Scale: 1/55000

DATE: NOV. 2016

DRAWING NO:

LOC\_6 DOBRA

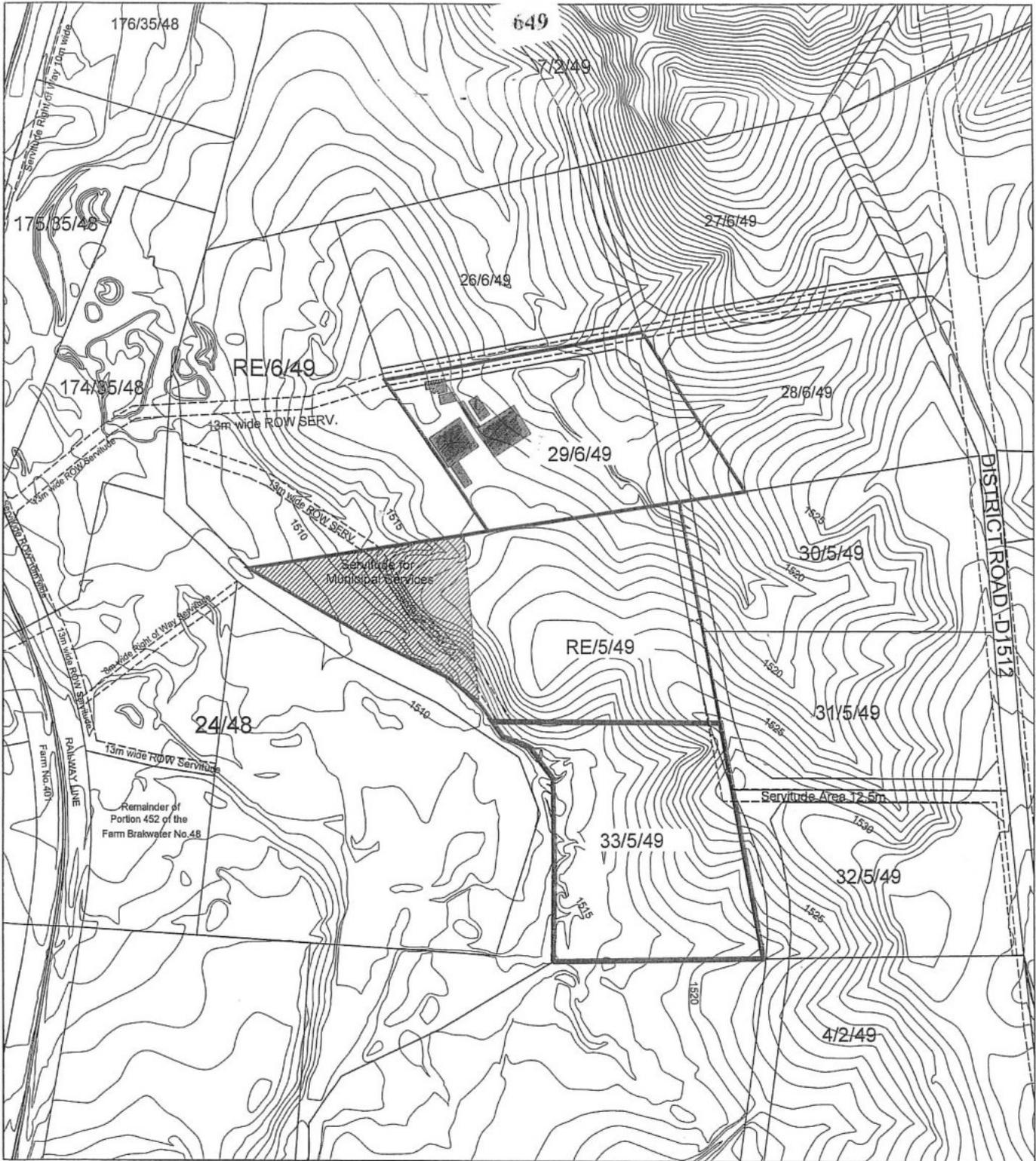


LOCALITY PLAN OF:

Remainder of portion 5 of the Farm Dobra No. 49,  
 Portion 33 (a portion of Portion 5) of the Farm Dobra  
 No. 49 and Portion 29 (a portion of Portion 6) of the  
 Farm Dobra No. 49



1<sup>st</sup> floor Bridgeview Offices & Apartments No. 4  
 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia  
 PO Box 6871, Aussspannplatz, Windhoek, Phone: +264 61 248010  
 Fax: +264 61 248608, Email: elmarie@dutoitplan.com



EXISTING BUILDINGS

- RIGHT OF WAY SERVITUDES
- FUTURE COLLECTOR ROADS (25m)

Scale: 1/6000

DATE: APRIL 2021

PLAN NO. 6 DOBRA



Rezoning of Remainder of portion 5 of the Farm Dobra No. 49, Portion 33 (a portion of Portion 5) of the Farm Dobra No. 49 and Portion 29 (a portion of Portion 6) of the Farm Dobra No. 49 from Residential with a density of 1:5 ha to Restricted Business with a bulk of 0.5



**Du Toit**  
TOWN PLANNING CONSULTANTS

1<sup>st</sup> floor Bridgeview Offices & Apartments No. 4  
Dr Kwana Nkumah Avenue, Klein Windhoek, Namibia  
PO Box 8871, Aussenplanplatz, Windhoek, Phone: +264 61 248010  
Fax: +264 61 248608, Email: elmarie@duoitplan.com

[Municipal Council Minutes: 2002-02-20]

**8.1.10 UPG.1 [PLA] DEVELOPMENT GUIDANCE  
IN BRAKWATER  
(L/Brakwater)**

On proposal by Councillor Dr B von Finckenstein, it was

**RESOLVED**

- 1 That the new land use policy map and policy guidelines be accepted as guidelines for future urban development and infrastructure planning in Brakwater.
- 2 That the respective service departments take note of the envisaged urban development and make recommendations for future bulk service provision.
- 3 That the intensity of urban development remain the same as recommended in Council Resolution 496/10/93 until the recommendations for roads, bulk sewer, bulk electricity and bulk water provision has been worked into the new policy zone map to form a complete spatial framework for future urban development.

**RESOLUTION 41/02/2002**

---



————— FUTURE COLLECTOR ROADS (25m)

----- RIGHT OF WAY SERVITUDES

Scale: 1/6000

DATE: APRIL 2021

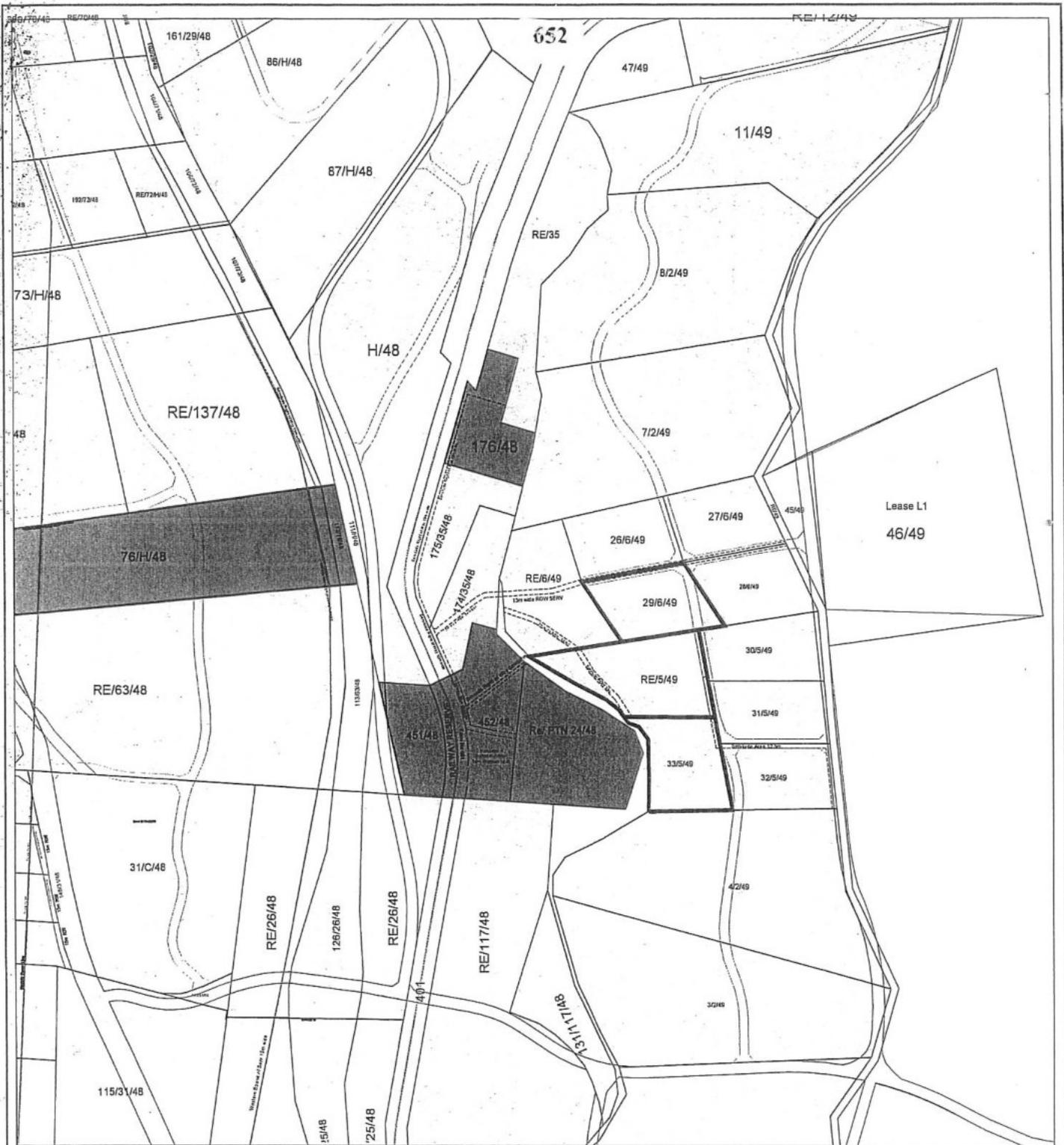
PLAN NO. 6 DOBRA



Rezoning of Remainder of portion 5 of the Farm Dobra No. 49, Portion 33 (a portion of Portion 5) of the Farm Dobra No. 49 and Portion 29 (a portion of Portion 6) of the Farm Dobra No. 49 from Residential with a density of 1:5 ha to Restricted Business with a bulk of 0.5



1<sup>st</sup> floor Bridgeview Offices & Apartments No. 4  
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia  
PO Box 8871, Ausspennplatz, Windhoek, Phone: +264 61 248010  
Fax: +264 61 248008, Email: elmarie@duitoitplan.com



ZONING LEGEND

RESIDENTIAL

INDUSTRIAL

RESTRICTED BUSINESS

Current Zoning of Remainder of portion 5 of the Farm Dobra No. 49, Portion 33 (a portion of Portion 5) of the Farm Dobra No. 49 and Portion 29 (a portion of Portion 6) of the Farm Dobra No. 49 ('RESIDENTIAL' 1:5ha)

DATE: APRIL 2021

SCALE: 1/15 000

PLAN NO. AMS



1<sup>st</sup> floor Bridgeview Offices & Apartments No. 4  
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia  
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010  
Fax: +264 61 248606, Email: elmarie@dutoitplan.com



ZONING LEGEND

- RESIDENTIAL

INDUSTRIAL
- RESTRICTED BUSINESS

Rezoning of Remainder of portion 5 of the Farm Dobra No. 49, Portion 33 (a portion of Portion 5) of the Farm Dobra No. 49 and Portion 29 (a portion of Portion 6) of the Farm Dobra No. 49 from Residential with a density of 1:5 ha to Restricted Business with a bulk of 0.5

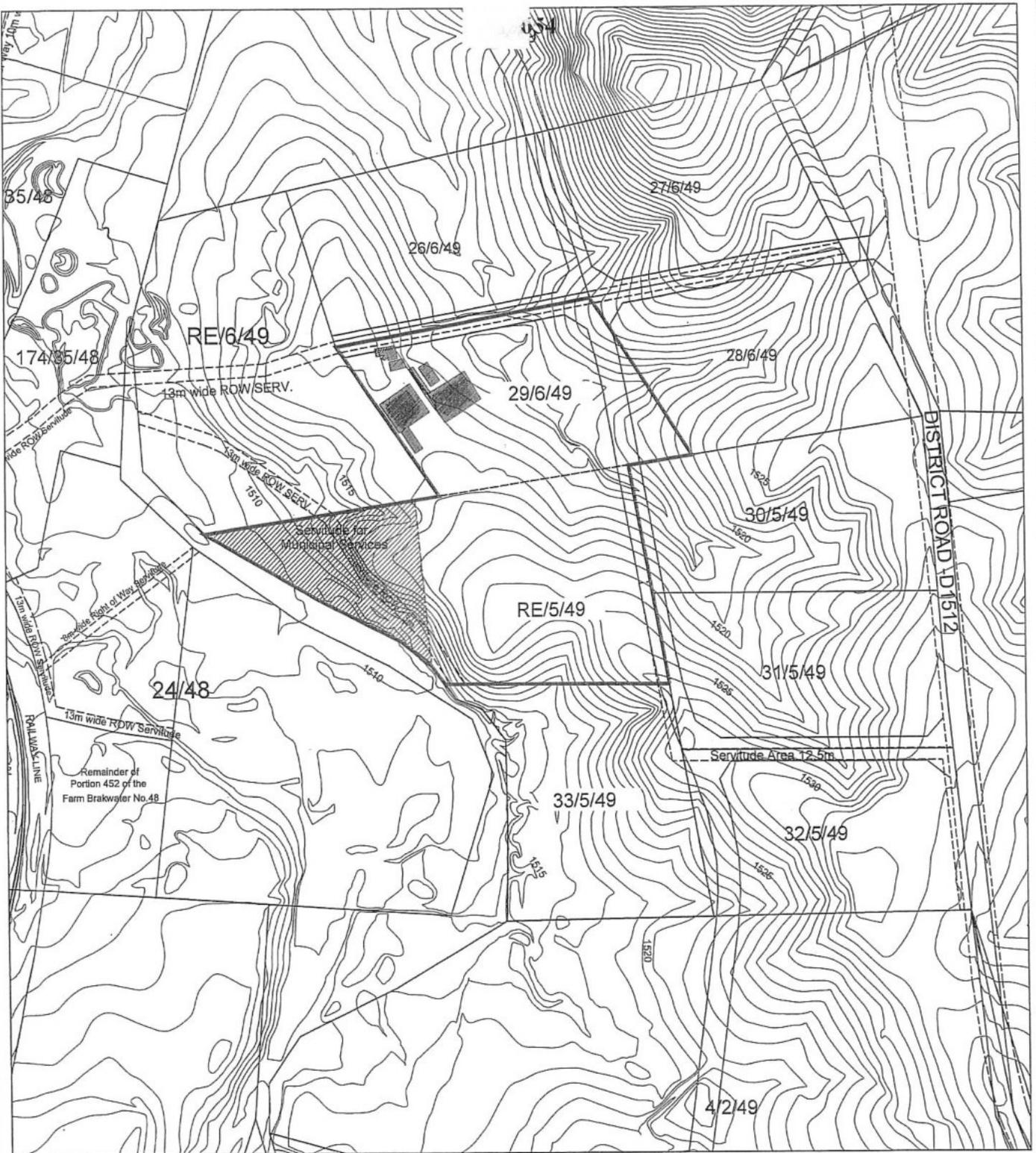
DATE: APRIL 2021

SCALE: 1/15 000

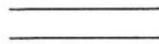
PLAN NO. AMS



1<sup>st</sup> floor Bridgeview Offices & Apartments No. 4  
 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia  
 PO Box 6871, Aussspanplatz, Windhoek, Phone: +264 61 248010  
 Fax: +264 61 248608, Email: elmarie@dutoitplan.com



EXISTING BUILDINGS



FUTURE COLLECTOR ROADS (25m)

CONSOLIDATED PORTION X = ± 12,2548 ha

Scale: 1/6000

DATE: APRIL 2021

PLAN NO. 6 DOBRA



Consolidation of Remainder of portion 5 of the Farm Dobra No. 49, and Portion 29 (a portion of Portion 6) of the Farm Dobra No. 49 into newly consolidated Portion X



1<sup>st</sup> floor Bridgeview Offices & Apartments No. 4  
 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia  
 PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010  
 Fax: +264 61 248608, Email: elmarie@duitoitplan.com



- EXISTING SERVITUDE FOR MUNICIPAL SERVICES (2 ha)
- PROPOSED NEW SERVITUDE FOR MUNICIPAL SERVICES (1,6 ha)
- EXISTING BUILDINGS
- RIGHT OF WAY SERVITUDES
- FUTURE COLLECTOR ROADS (25m)

Scale: 1/6000

DATE: APRIL 2021

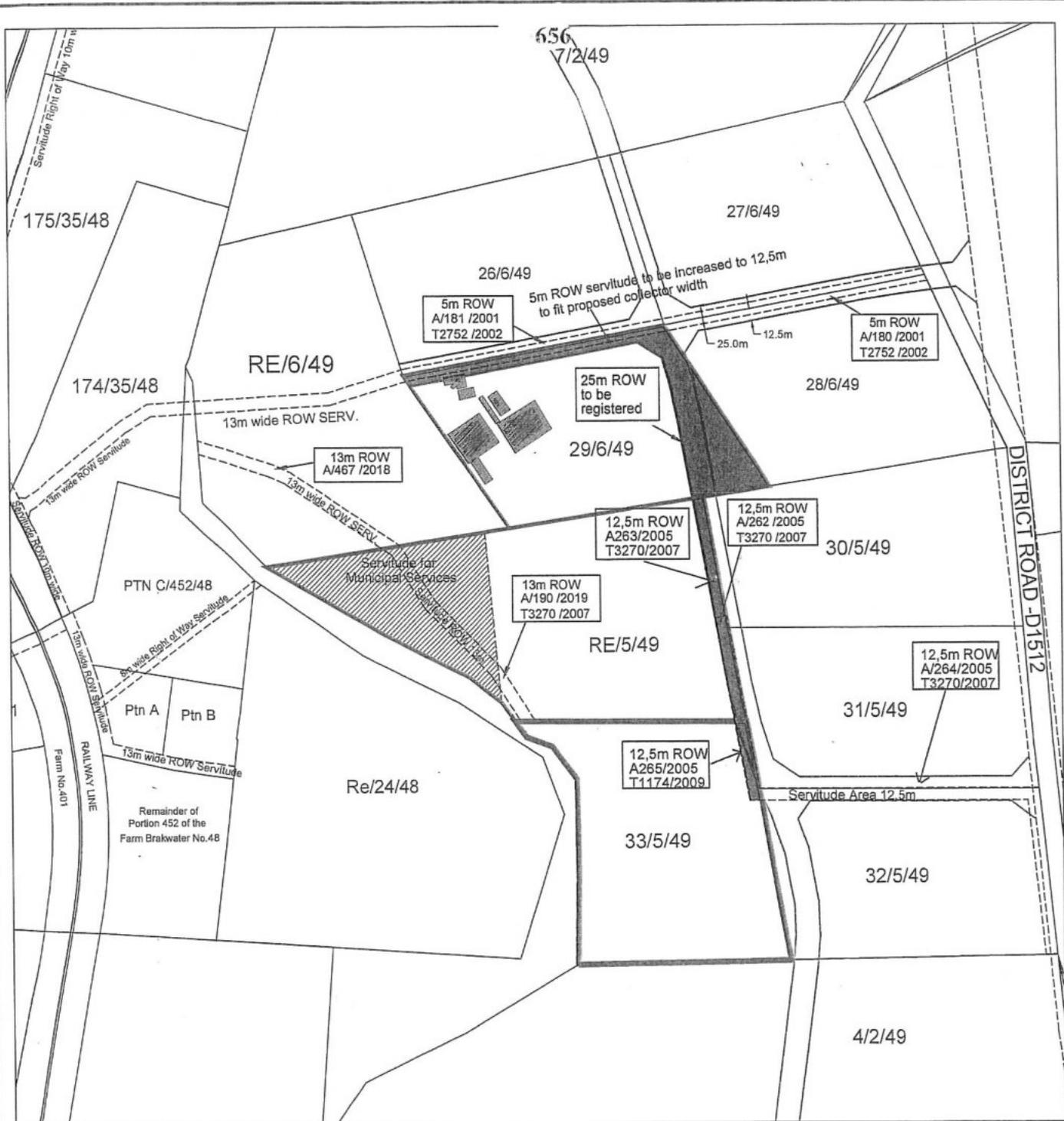
PLAN NO. 6 DOBRA

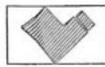


Rezoning of Remainder of portion 5 of the Farm Dobra No. 49, Portion 33 (a portion of Portion 5) of the Farm Dobra No. 49 and Portion 29 (a portion of Portion 6) of the Farm Dobra No. 49 from Residential with a density of 1:5 ha to Restricted Business with a bulk of 0.5



1<sup>st</sup> floor Bridgeview Offices & Apartments No. 4  
 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia  
 PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010  
 Fax: +264 61 248608, Email: elmerie@duitolplan.com



-  EXISTING SERVITUDE FOR MUNICIPAL SERVICES (2 ha)
-  PROPOSED NEW SERVITUDE FOR MUNICIPAL SERVICES (1,6 ha)
-  EXISTING BUILDINGS
-  RIGHT OF WAY SERVITUDES
-  FUTURE COLLECTOR ROADS (25m)

Scale: 1/6000

DATE: APRIL 2021

PLAN NO. 6 DOBRA



ROADS AND RIGHT OF WAY'S FOR :

- Remainder of portion 5 of the Farm Dobra No. 49,
- Portion 33 (a portion of Portion 5) of the Farm Dobra No. 49
- and Portion 29 (a portion of Portion 6) of the Farm Dobra No. 49 from



1<sup>st</sup> floor Bridgeview Offices & Apartments No. 4  
 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia  
 PO Box 6871, Aussparnplatz, Windhoek, Phone: +264 61 248010  
 Fax: +264 61 248608, Email: elmarie@duoitplan.com

657  
**MEMORANDUM**

**TO:** URBAN PLANNING & PROPERTY  
MANAGEMENT  
Manager: Properties

**DATE:** 04 March 2014



**FROM:** CHIEF ENGINEER: TRANSPORTATION  
PLANNING, DESIGN AND TRAFFIC  
FLOW

**REF:** Erf 1694  
KHOMASDAL

**SUBJECT: APPLICATION FOR LAND IN FAVOR OF THE CITY DUE TO  
ROAD ENCROUCHMENT INTO ERF 1694 KD**

Erf 1694 KD was created without a splay to allow for the curve in the road, consequently during construction of Agnes Street, the road alignment encroached onto ERF 1694 KD. The owner of Erf 1694 KD is busy with architectural drawings for extensions to the property. Due to this encroachment, Building Control is not able to give building approval.

The only option is to redeem the portion of land infringed by the road to the City. A sub-division drawing is attached indicating the portion required to be zoned as "street".

You are hereby kindly requested to acquire the portions of land, as indicated on the drawing no: PDT/1694 KD, dated 21/02/2014 in favor of the City.

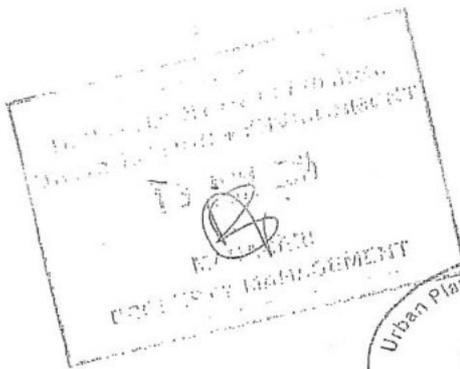
For further information or assistance kindly contact Mrs. Shiimi.

Regards,

**H Lisse**

**Chief engineer: Transportation Planning, Design and Traffic Flow**

**Cc:** L Narib : SE: Urban Planning and Property Management  
Kahiurika I : Senior Building Inspector:



658

1919

P.O. BOX 70830  
KHOMASDAL  
WINDHOEK



0811281726/0816020126

06 May 2014

THE CITY OF WINDHOEK  
PROPERTY DEPARTMENT

RE: ERVEN BOUNDARY – ERF 1694, AGNES STREET, KHOMASDAL.

Dear Sir/Madam

I, Mr. P.N. Shaanika, ID 620821 000 73, owner of the above-mentioned erf, hereby request the City of Windhoek to cross-verify the boundary of my erf and rectify the problem.

According to the Map in my possession, given to me by the City of Windhoek, a part of my erf is encroaching the tar road in front of my house.

Please be so kind to investigate the matter, and communicate to me the findings and possible solution of your assessment at your earliest convenience.

Yours sincerely

.....  
P.N. SHAANIKA (MR)

P.O BOX 70830

KHOMASDAL

WINDHOEK

Tel: 0811281726

12 June 2014

THE CITY OF WINDHOEK  
PROPERTY DEPARTMENT

RE: ERVEN BOUNDARY –ERF 1694, AGNES STREET, KHOMASDAL

Dear Sirs/Madam

I, Mr. P.N Shaanika, ID 620821 000 73, owner of the above- mentioned ERF, hereby request the City of Windhoek to cross verify the boundary of my ERF and come up with a possible solution at the most convenient time, because this problem has been dragging for too long.

According to the Map in my possession, from the City of Windhoek, a portion of ERF is encroaching in the tire road front of my house.

This problem was only discovered when I submit a plan for approval to develop my property, but the City of Windhoek failed to communicate to me until I made an inquiry about my plan. Similarly, the City of Windhoek officials who are entrusted to inspect the build of residential dwellings failed both the City of Windhoek and me, the customer otherwise the problem could have been detected when the house was initially built. This simply means that someone at the City of Windhoek failed to do his/her work, hence the inconvenience to the customer now.

- It is against this background that I request your prompt response which may result in the City of Windhoek to compensate me for the tariffs I have been paying all along unfairly,
- The COW to buy land from me it has been renting on unfairly/ illegally, and pay rental fees on the land in question,
- Relocate my ERF boundary,
- I spent money to pay the architect who drawn up the plan yet my plan cannot be approved. (Ns 3000.00)
- I have suffered inconvenience at the hand of the City of Windhoek indeed and the suffering is ongoing.

- I lost time, because the price of the building materials is ever increasing on daily basis and I will not be able to develop my property to its full potential.

I trust that the City of Winhoek will look into this matter and communicate to me at an earliest convenient time in good faith.

Thank you.

  
.....

P.N SHAANIKA (house owner)